



**Development Services Department**

**Nove of Margate**

**LUPA & Rezoning**

**December 6, 2023**

# Nove of Margate – LUPA

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## 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

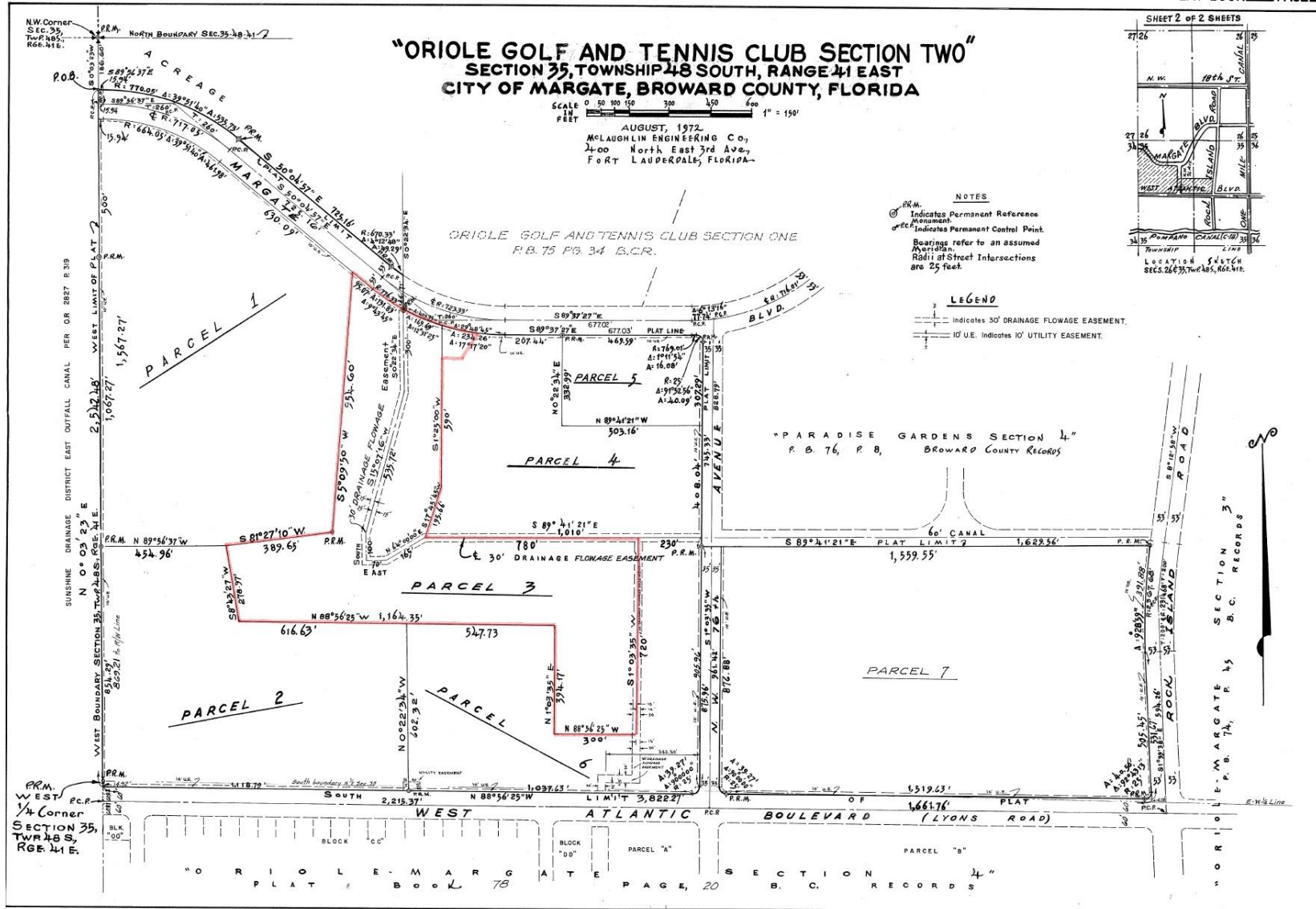


## Subject Property:

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



# Nove of Margate - LUPA

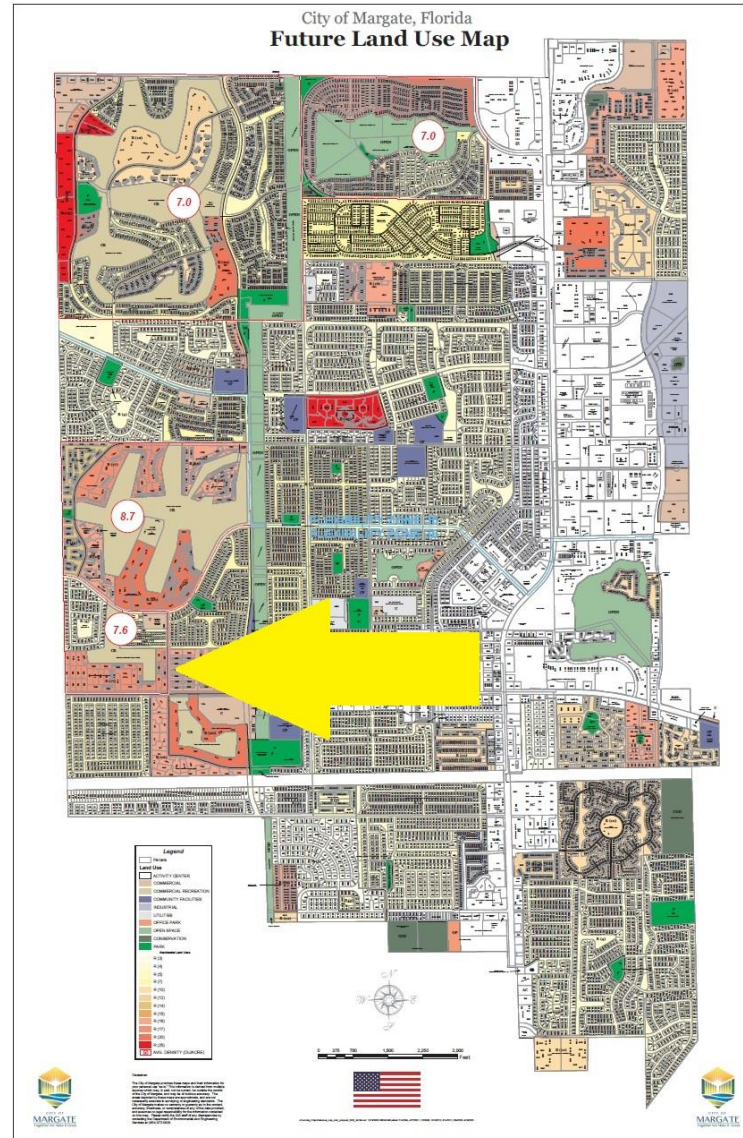


## Subject Property:

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



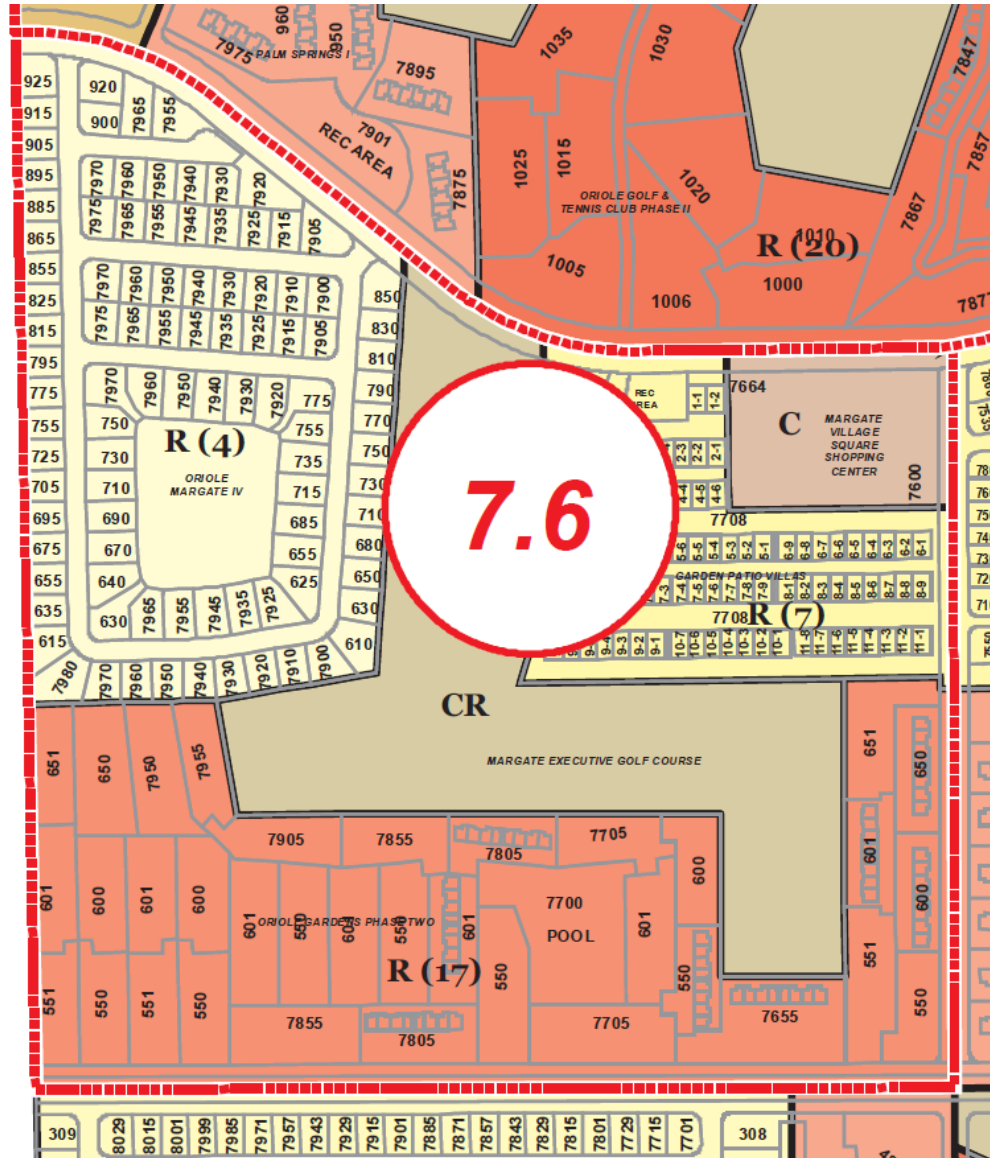
# Nove of Margate - LUPA



## Future Land Use Map



# 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



# Nove of Margate – LUPA

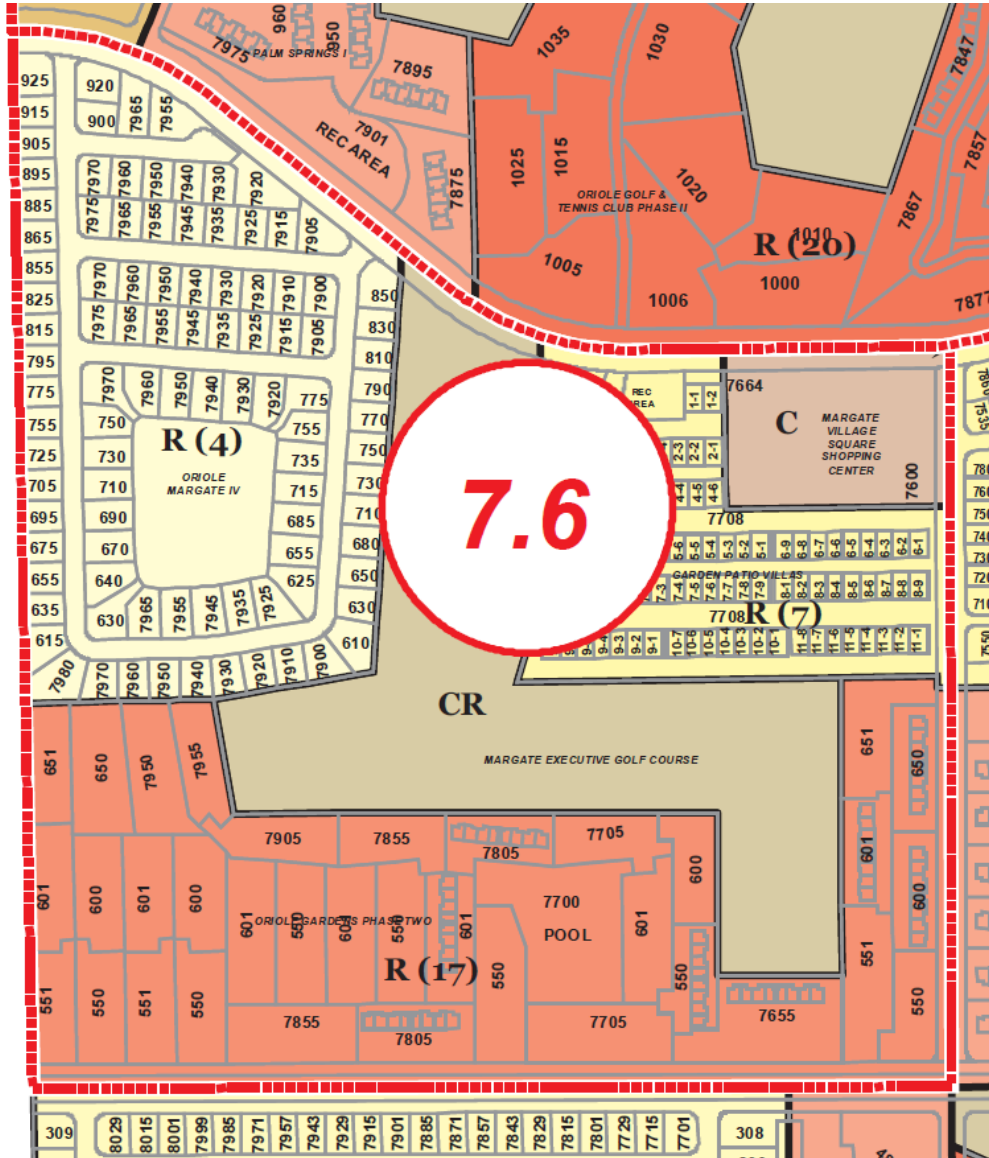
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## Dashed-Line Area Definition:

*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.*



# Nove of Margate - LUPA



**CURRENT**

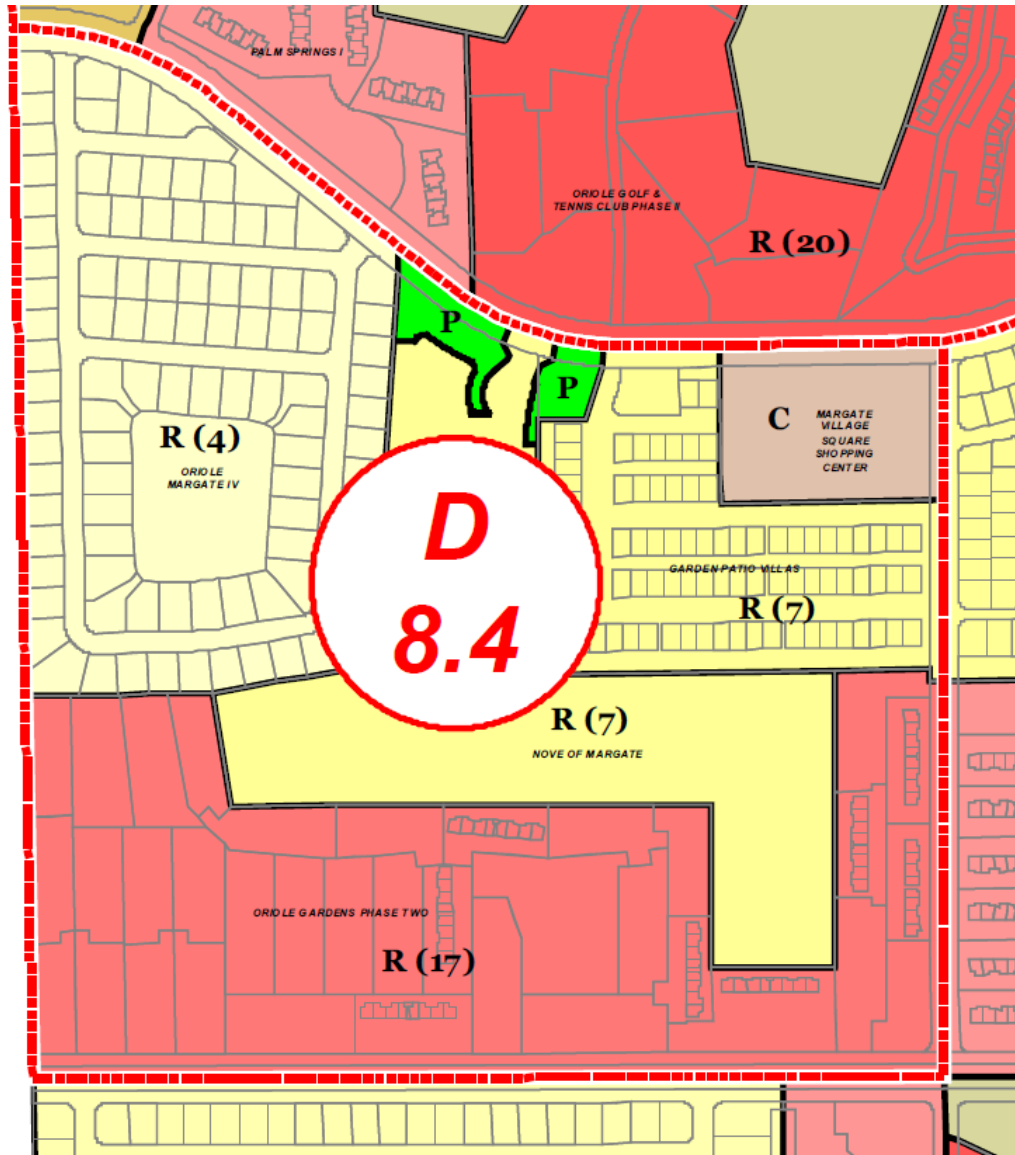
**Subject Property:**

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

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## 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

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## Development Review Committee:

### *Staff Review*

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



# Nove of Margate – LUPA

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## Development Review Committee:

*Determine capacity of public infrastructure*

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



# Nove of Margate – LUPA

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## 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*



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## 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:

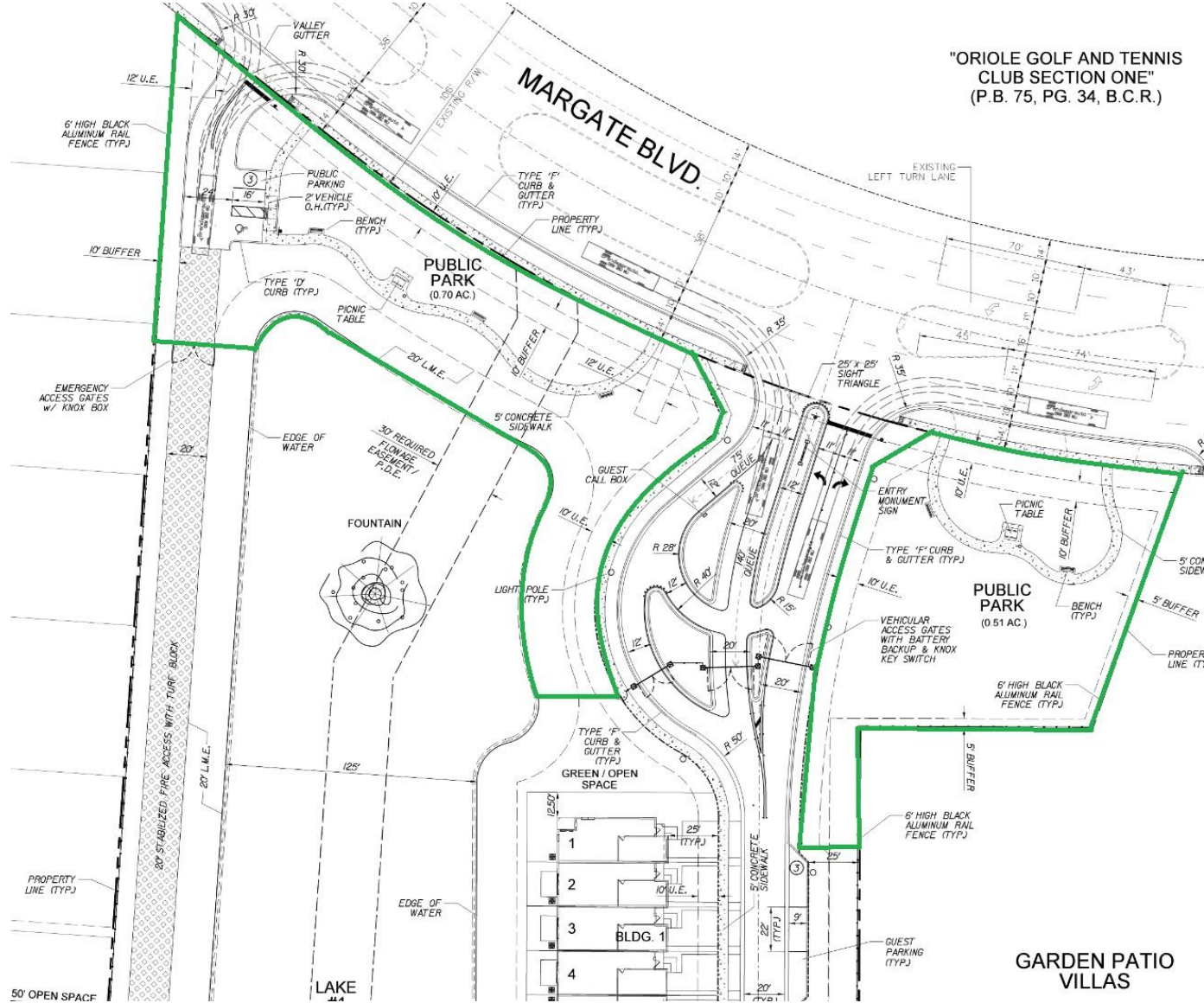
*(2) 18-hole and (2) 9-hole golf courses*

*Total Golf Course Acreage = 346.14*

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



# Nove of Margate - LUPA



## New Public Park:

1.21 acre

Privately maintained

Parking

Meandering Path

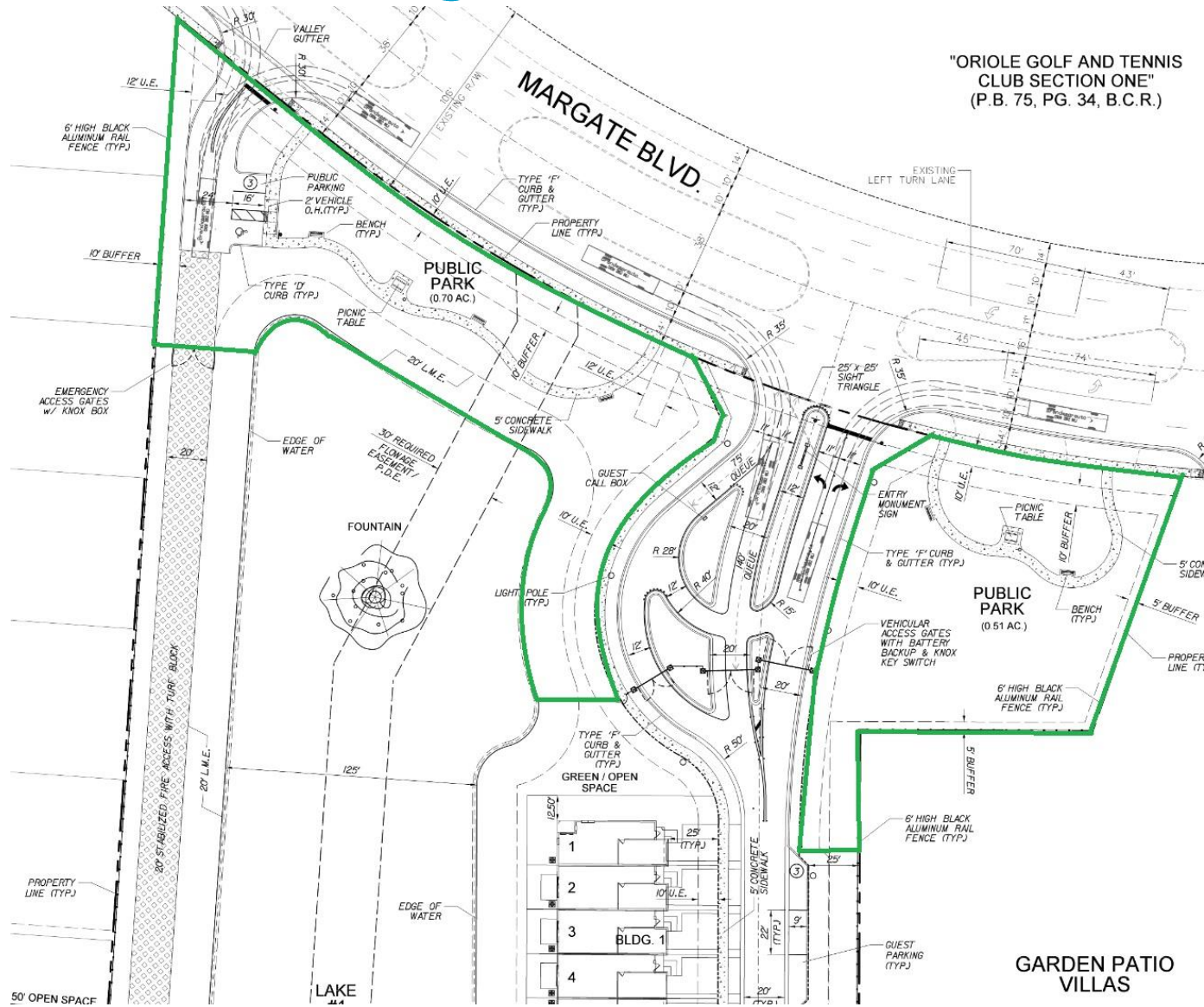
Picnic Tables

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



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## Development Review Committee:

*Natural Resources (DEES & DSD) ✓*

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



# Nove of Margate – LUPA

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## LUPA Process:

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





# Nove of Margate – Rezone

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## Two Part Rezoning Request:

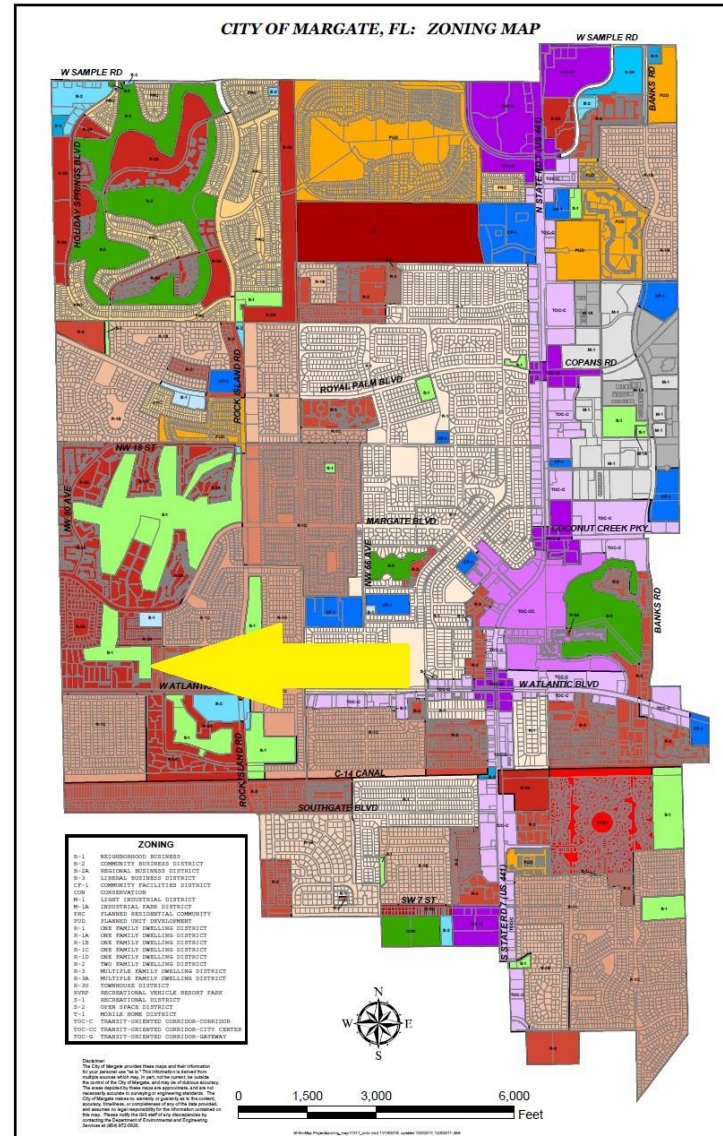
### 1) *MAP:*

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

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



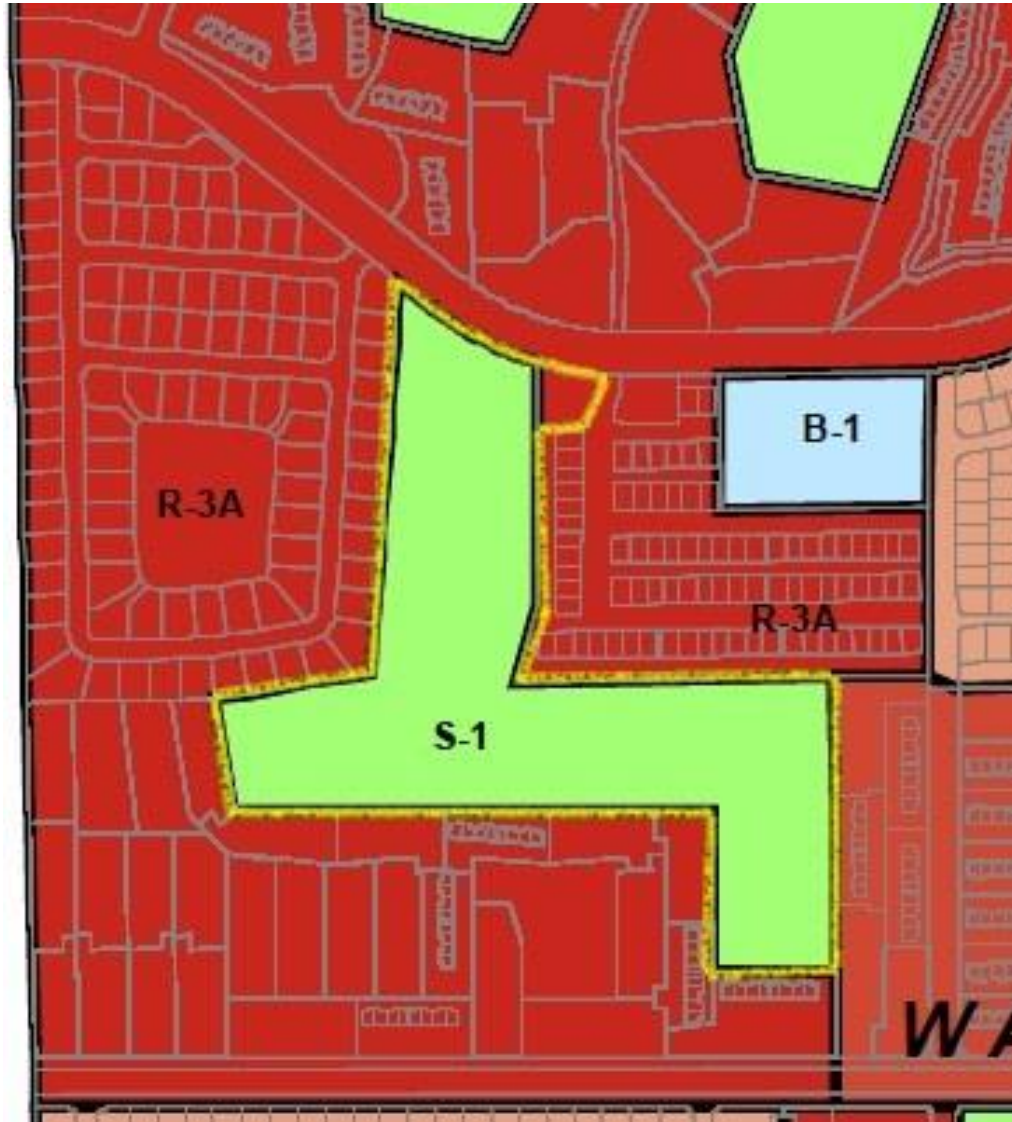
# Nove of Margate - Rezone



Zoning Map



# Nove of Margate – Rezone



## CURRENT

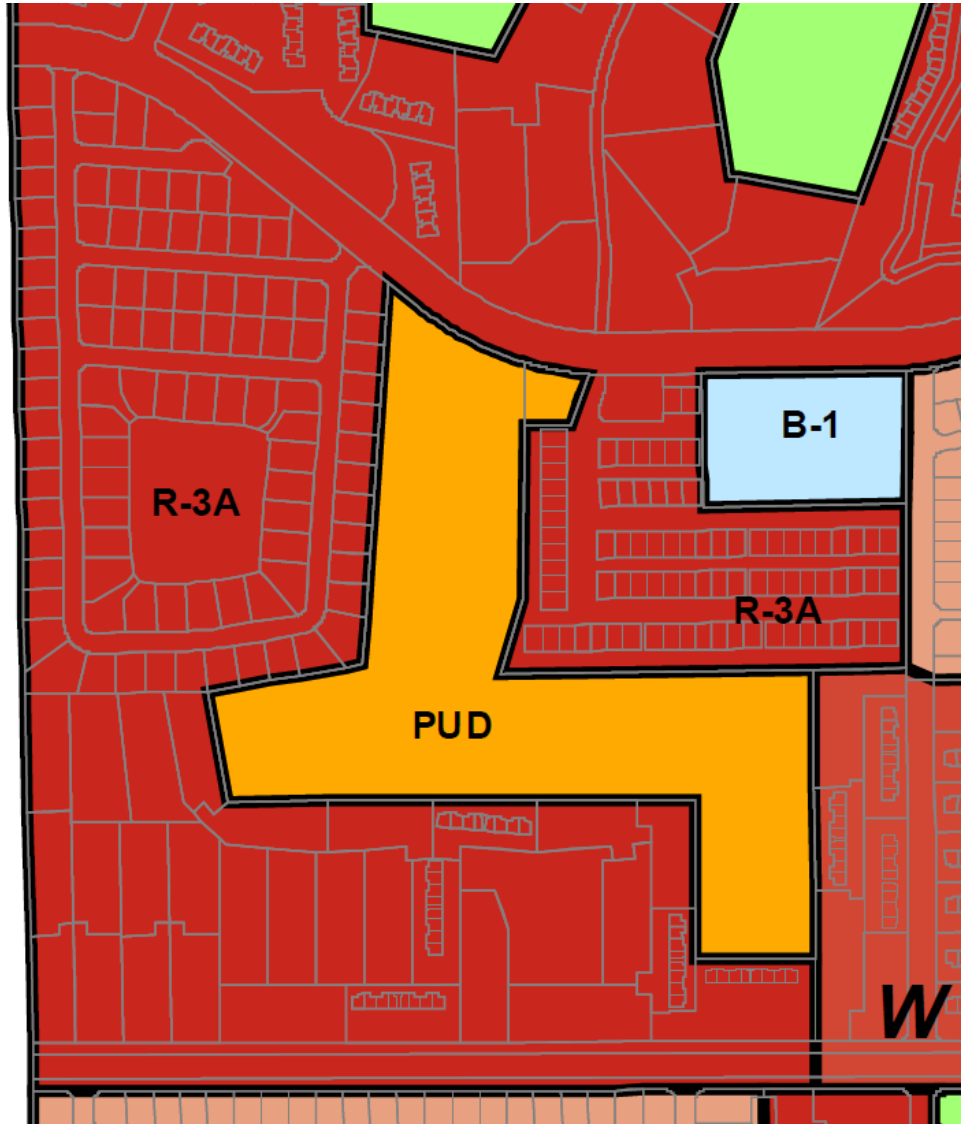
Subject Property Zoning:

Recreational S-1

Multiple Dwelling R-3A



# Nove of Margate – Rezone



**PROPOSED**

**Subject Property Zoning:**

**Planned Unit  
Development PUD**



# Nove of Margate – Rezone

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## PUD Intent:

*Design flexibility*

*Privately maintained infrastructure*



# Nove of Margate – Rezone

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## 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

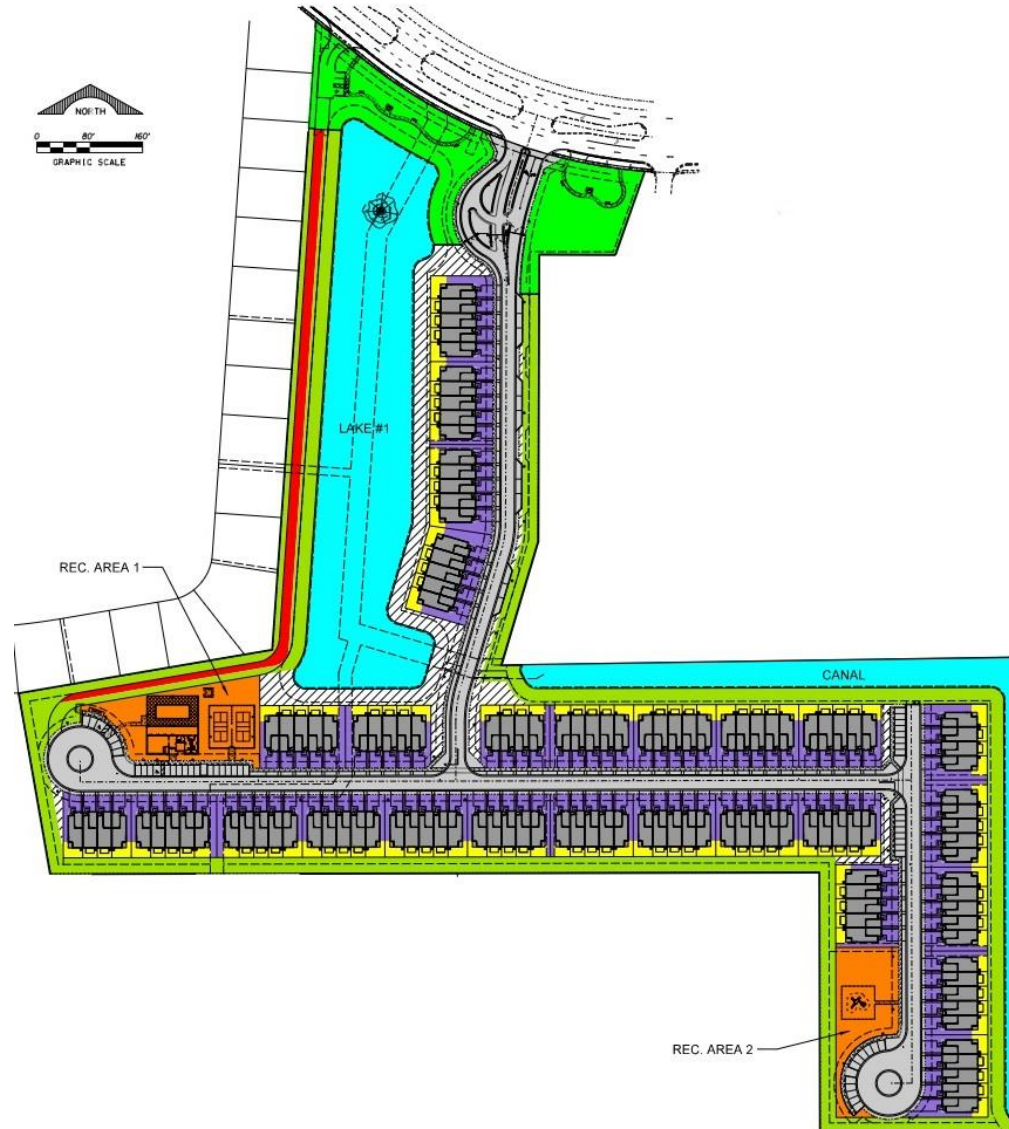
		PERCENT ALLOWED	
	LAKE #1:	2.777 AC.	1.389 AC. 50% (MAX. PER CODE)
	CANAL	1.006 AC.	EXCLUDED 0%
	OTHER OPEN SPACE:	3.260 AC.	3.260 AC. 100%
	PUBLIC PARK:	1.208 AC.	0.906 AC. 75% (MAX. PER CODE)
	RECREATION AREA 1:	0.566 AC.	0.425 AC. 75% (MAX. PER CODE)
	RECREATION AREA 2:	0.349 AC.	0.262 AC. 75% (MAX. 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

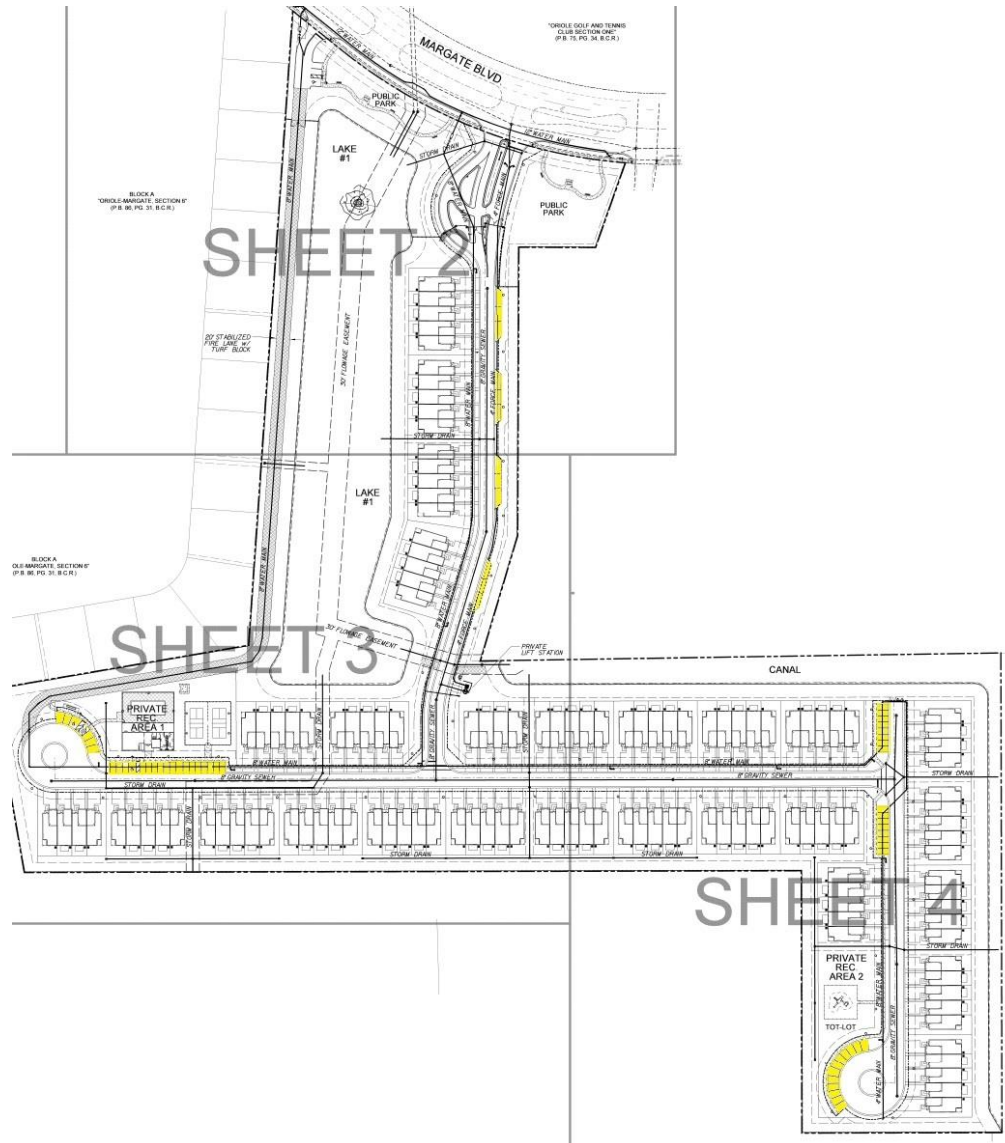
	<u>REQUIRED</u>	<u>PROVIDED</u>
132 MULTI-FAMILY D.U. (3 BEDROOM TOWNHOMES)	396 SPACES 1 SPACE PER BEDROOM	396 SPACES 1 GARAGE & 2 DRIVEWAY SPACES PER UNIT
15% SUPPLEMENTAL GUEST PARKING	60 SPACES (396 x 15%)	62 SPACES
<b>TOTAL</b>	<b>456 SPACES</b>	<b>458 SPACES</b>

## RECREATION AREA ADA PARKING REQUIREMENTS

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



# Nove of Margate – Rezone

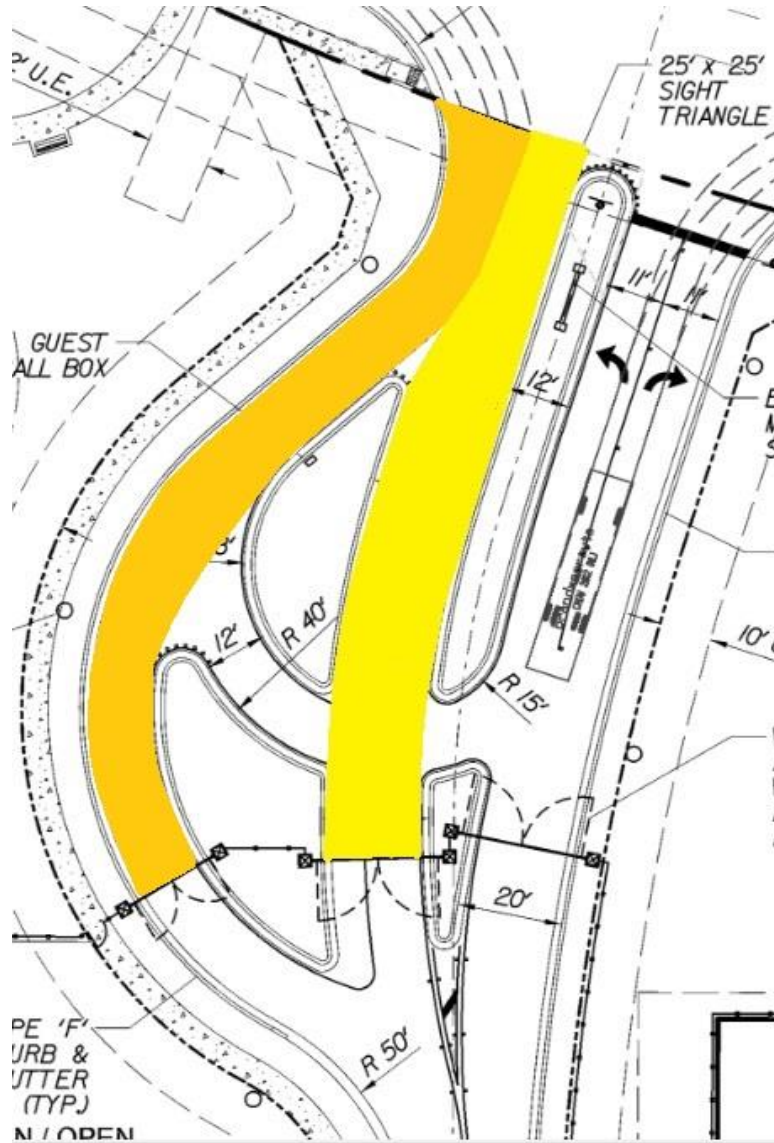


Guest Parking

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)***

