



Development Services Department

Novel of Margate

LUPA

November 9, 2023

Nove of Margate – LUPA

Two Part Land Use Plan Amendment Request:

- 1) *Change map designation from Commercial Recreation and R(7) to R(7) and Park*
- 2) *Amend Policy 1.2.6 of Margate Future Land Use Element*



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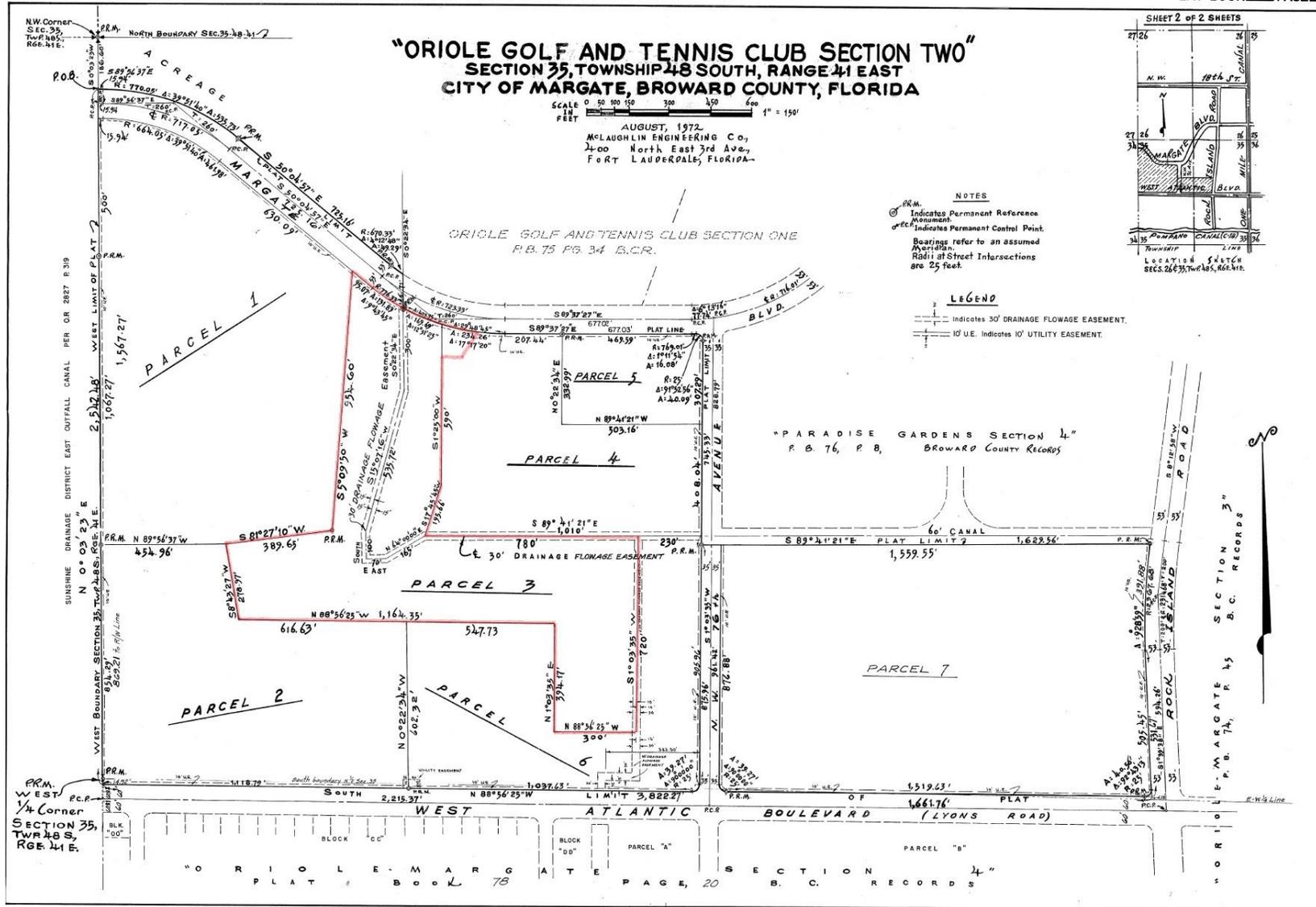


Subject Property:

- 7870 Margate Blvd
- 2023 BCPA Aerial
- Current Condition
- 21.3 acres



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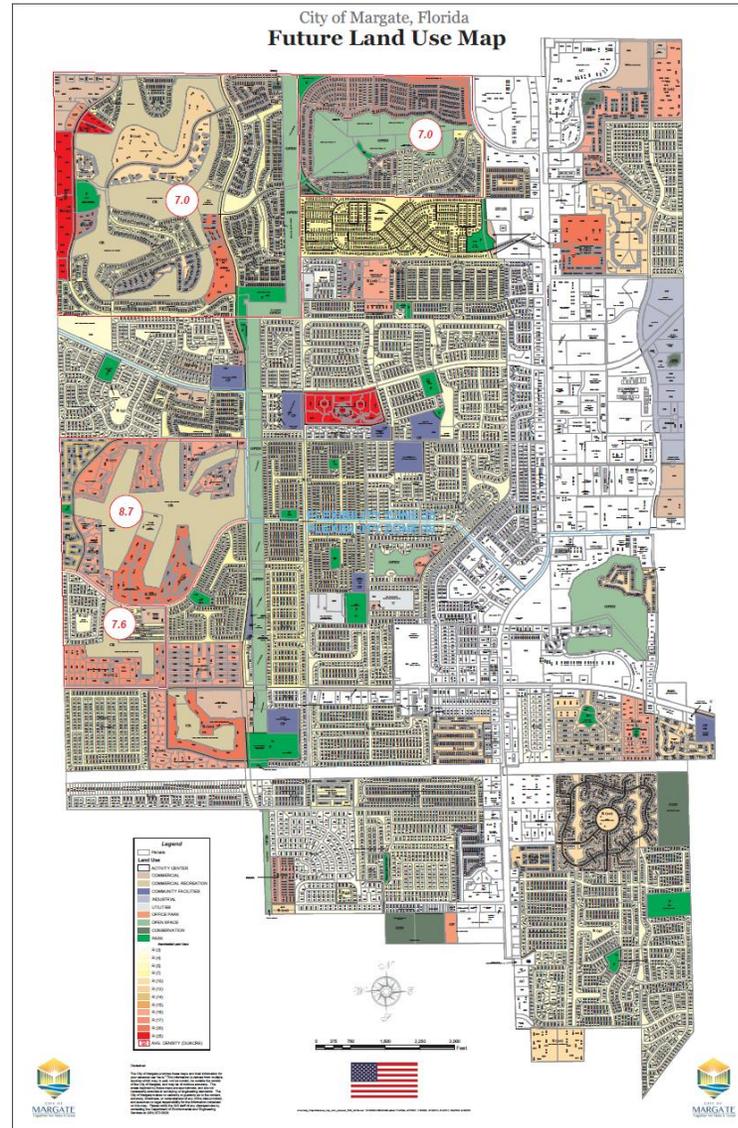


Subject Property:

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



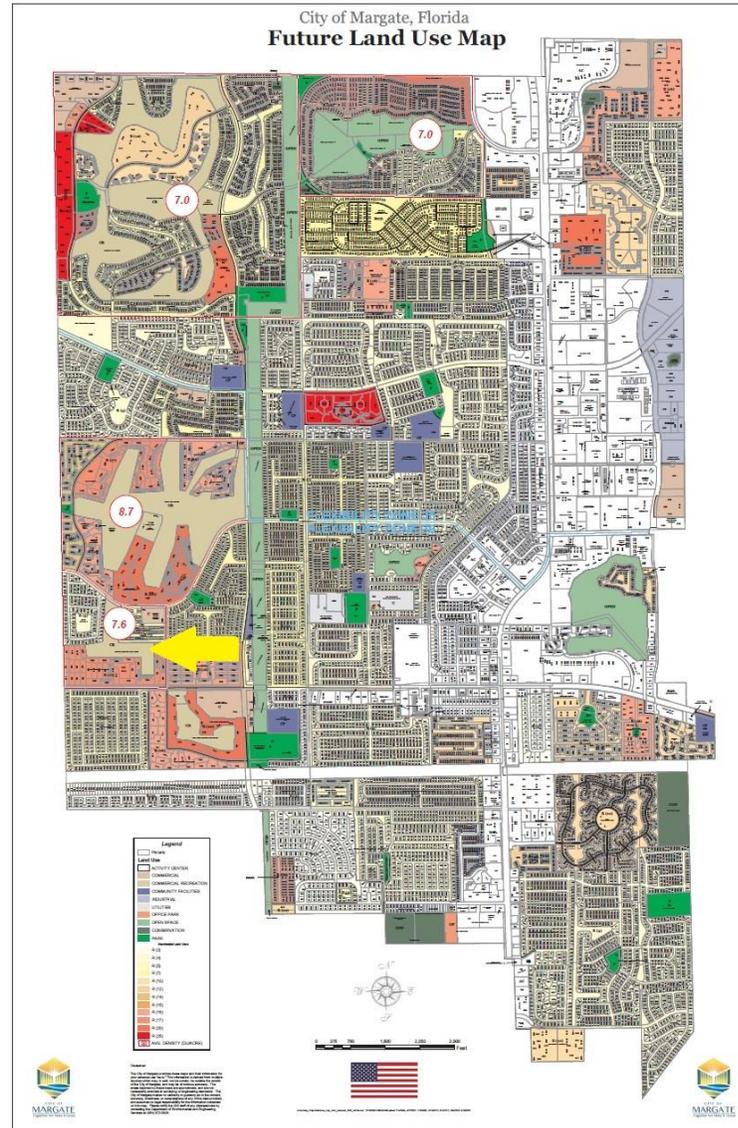
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Future Land Use Map



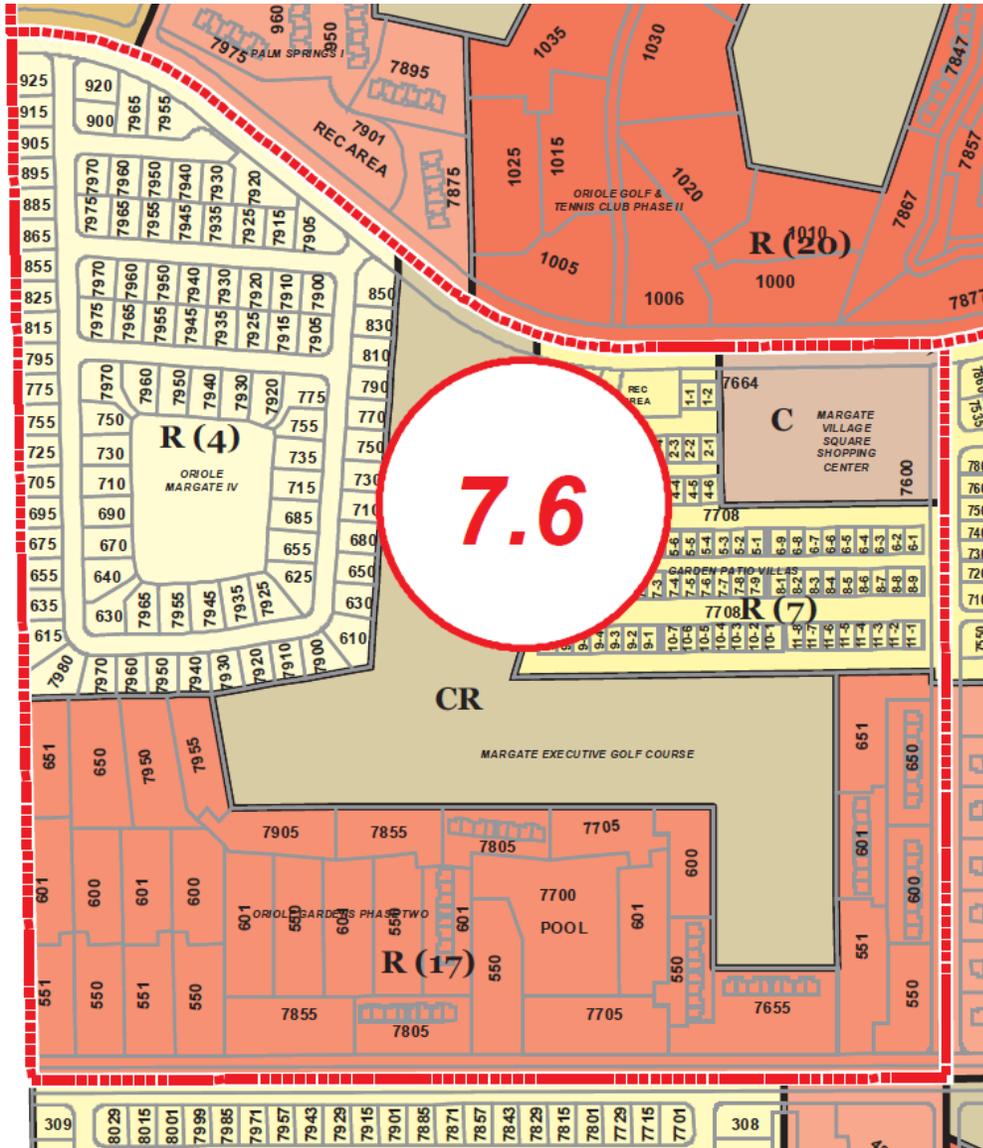
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Future Land Use Map



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Dashed Line Area:

104.3 Acres

Average Density – 7.6

Max D.U. – 792

Current D.U. – 742

50 D.U. available



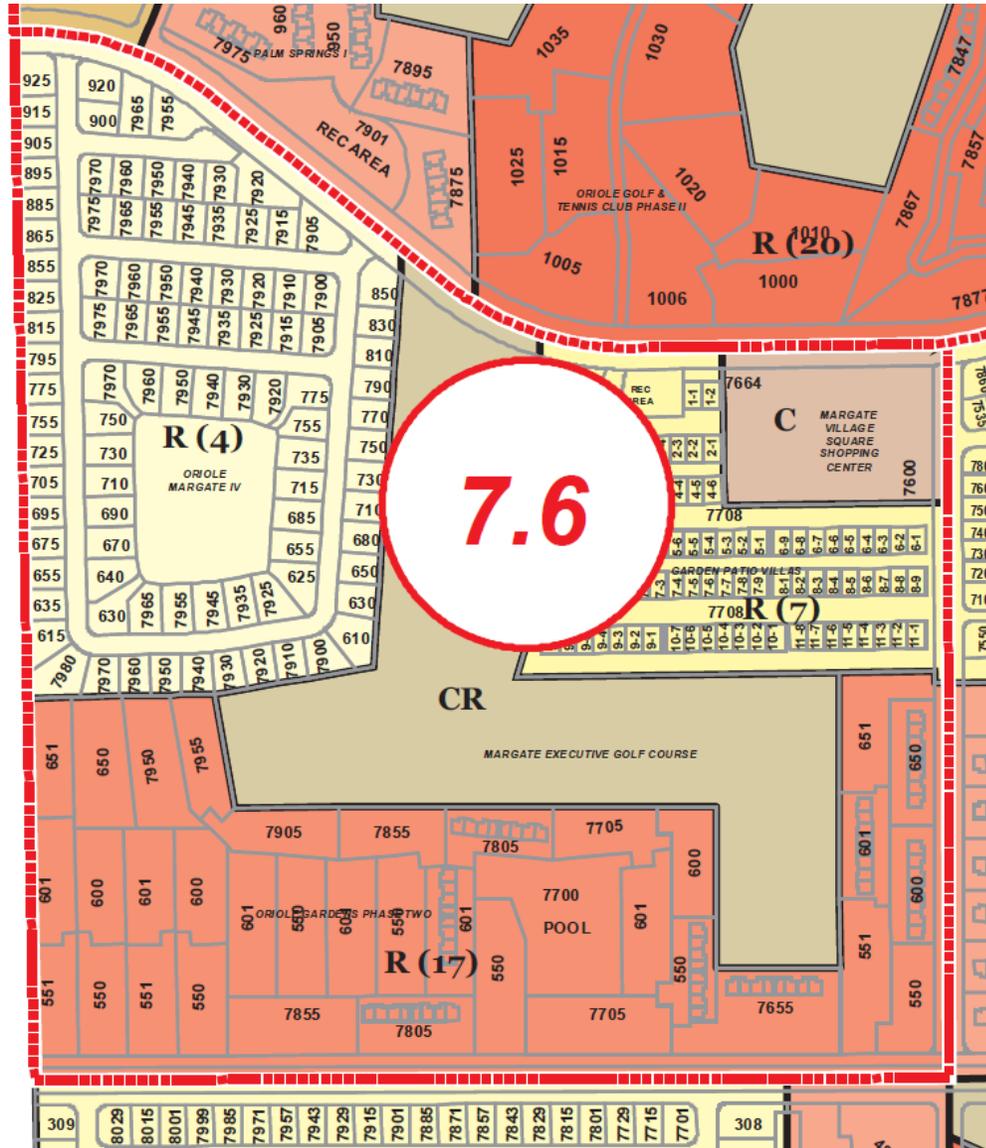
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Dashed-Line Area:

Means an area on the Future Broward County Land Use Plan Map (Series) 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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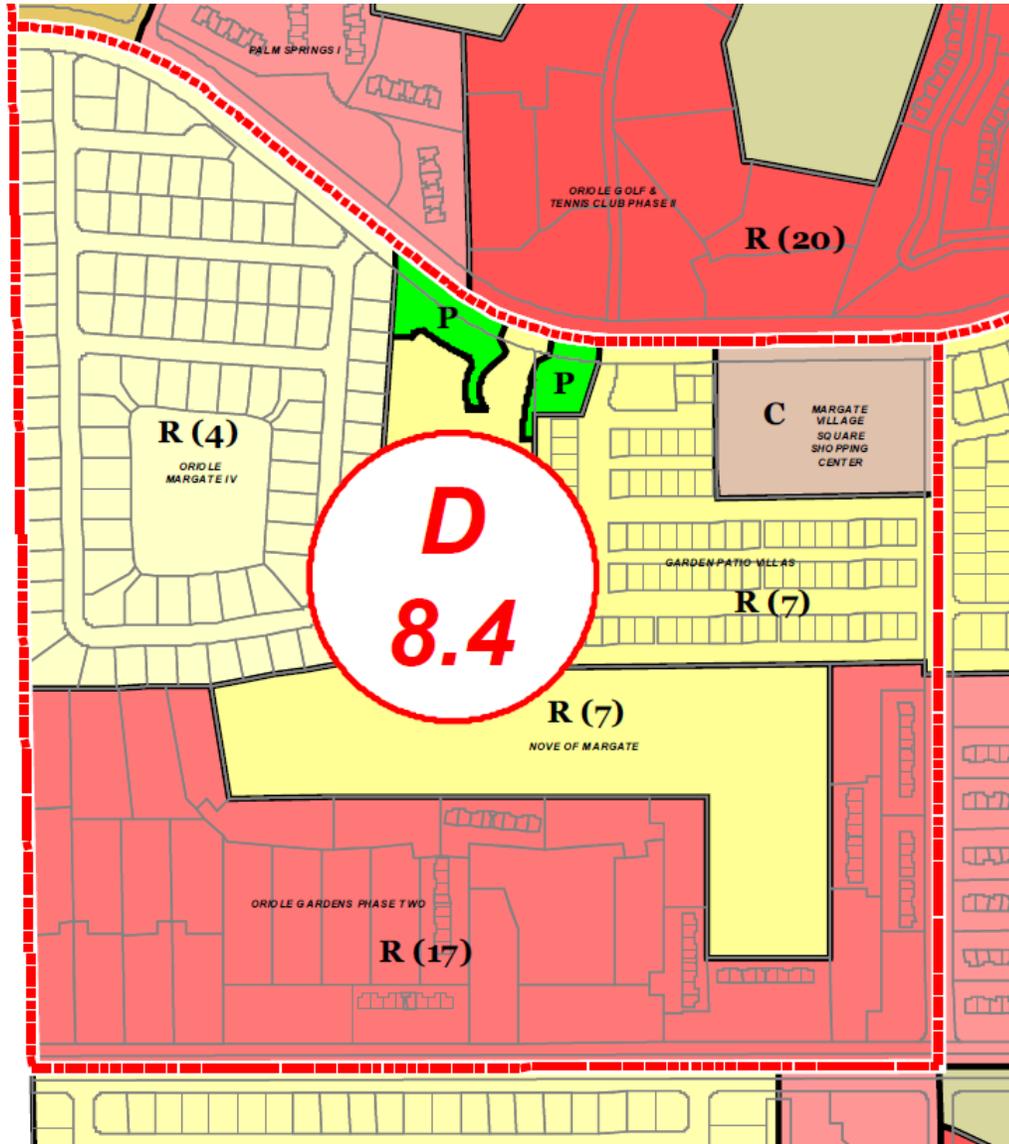
CURRENT

Subject Property:

Commercial Recreation
Residential R(7)



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PROPOSED

Dashed Line Area:

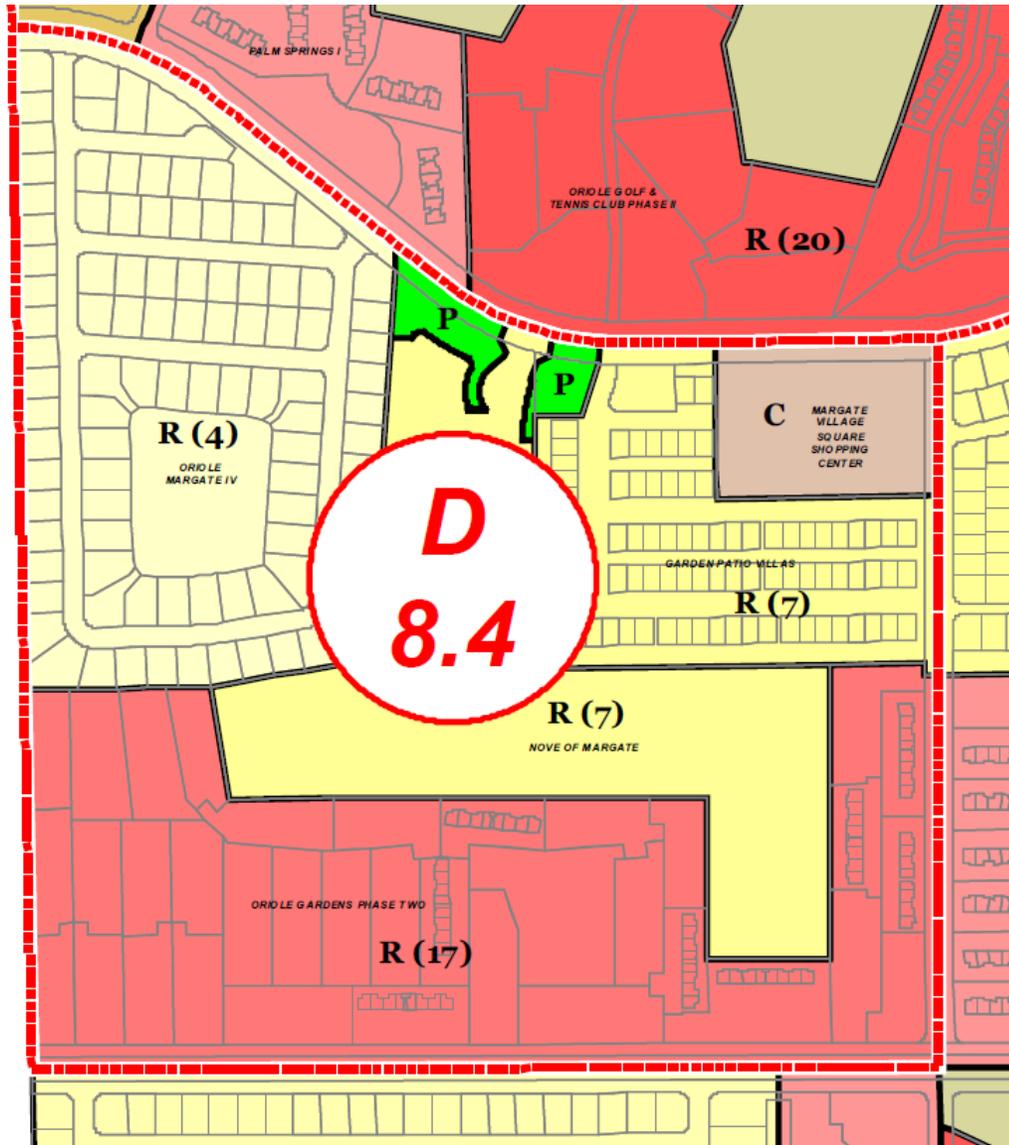
104.3 Acres

Average Density – 8.4

Max D.U. – 874



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PROPOSED

Subject Property:

Residential R(7)

Parks

132 Townhouses



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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.



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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.



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Development Review Committee:

Determine capacity of public infrastructure

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



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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 public park*



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Development Review Committee:

Natural Resources (DEES & DSD) ✓

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



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STAFF RECOMMENDS CONDITIONAL APPROVAL

- *9/26/23 DRC Comments/Staff Report*

