



**Development Services Department**

**Novel of Margate**

**Rezone**

**November 9, 2023**

# Nove of Margate – Rezone

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## Two Part Rezoning Request:

- 1) *Change map designation 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



## Subject Property:

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

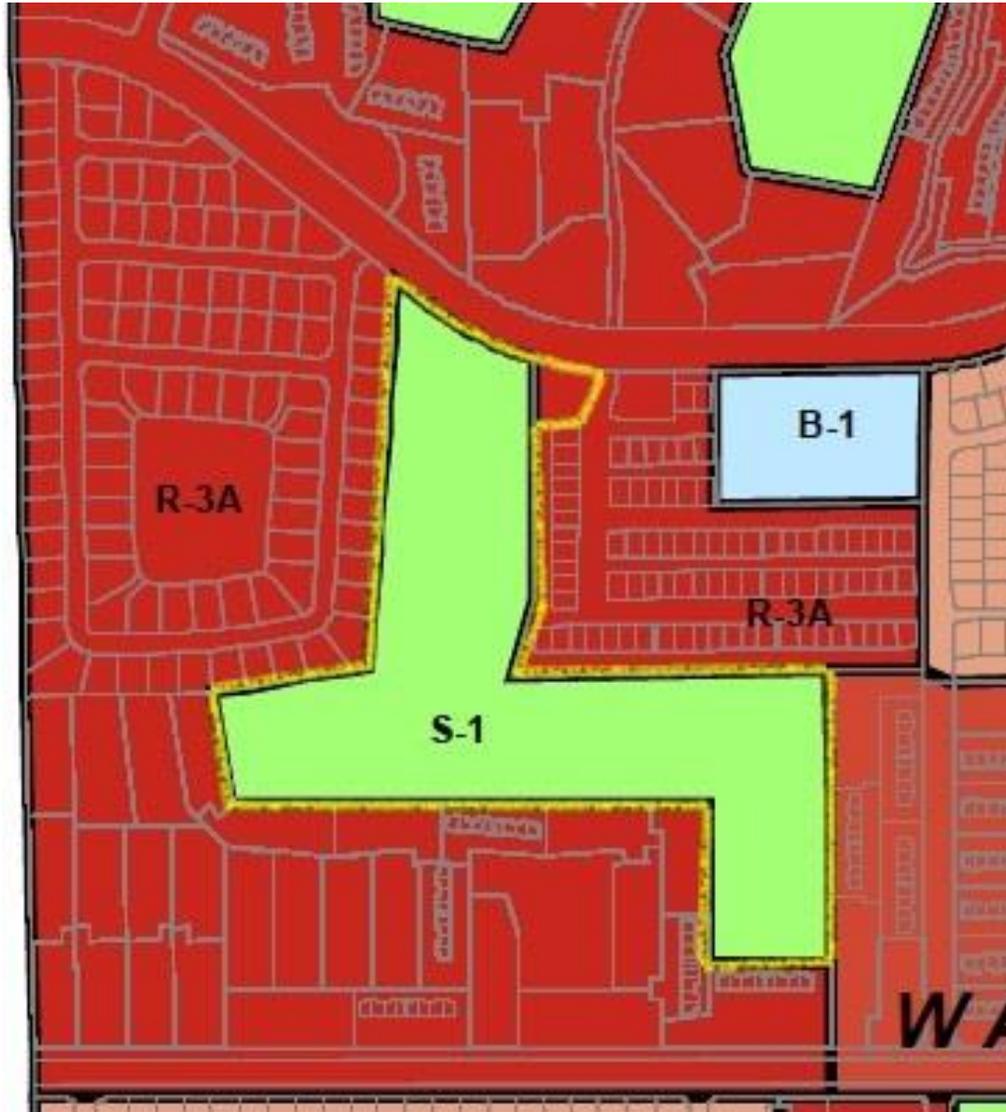








# Nove of Margate – Rezone



## Subject Property Zoning:

Recreational S-1

Multiple Dwelling R-3A



# 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* ✓

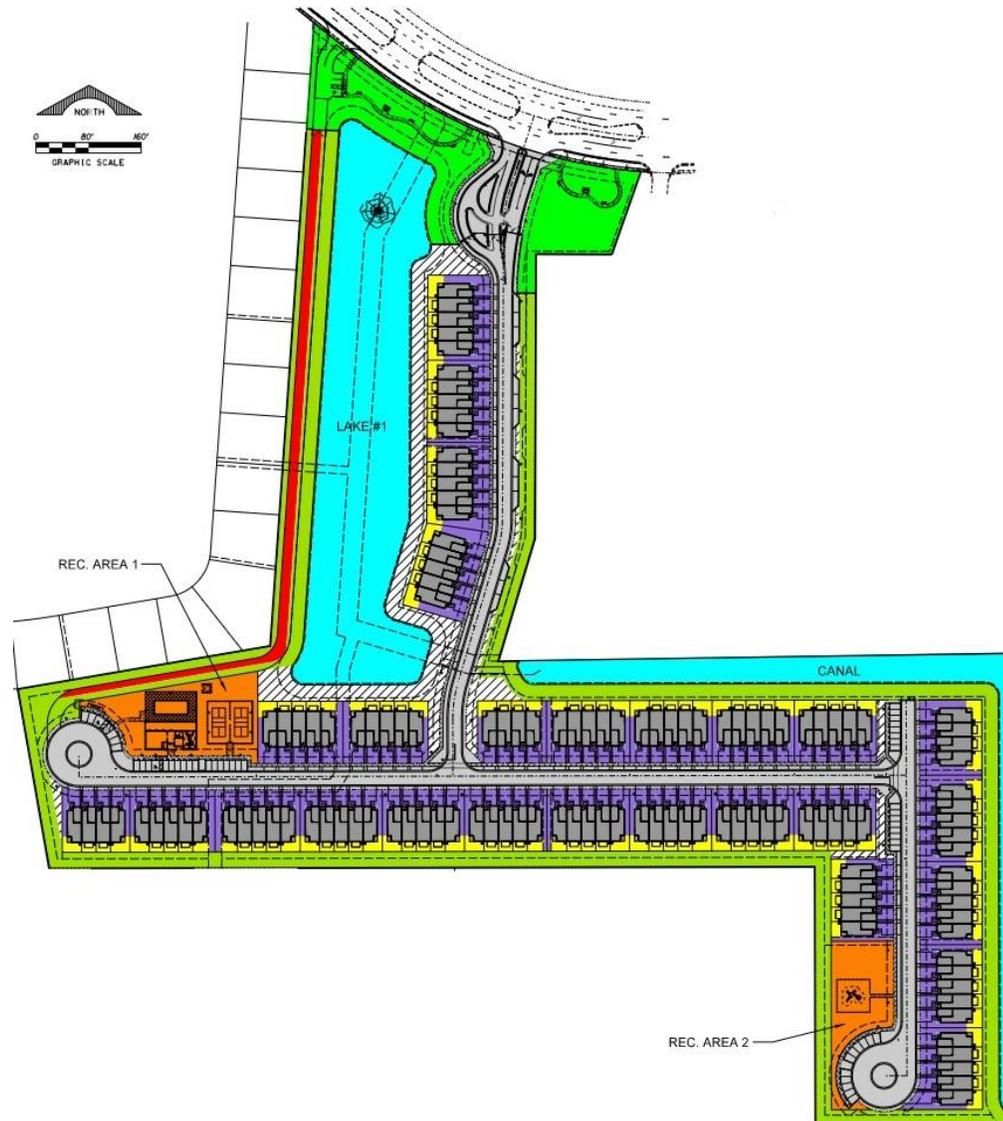
*25ft Peripheral Setback* ✓

*35% Open Space* ✓

*Consistent with Landscape and Parking Regulations* ✓



# Nove of Margate – Rezone



## Applicant's Concept:

- 132 Townhouses
- All 3-bedroom
- All one-car garage



# Nove of Margate – Rezone

## Open Space

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

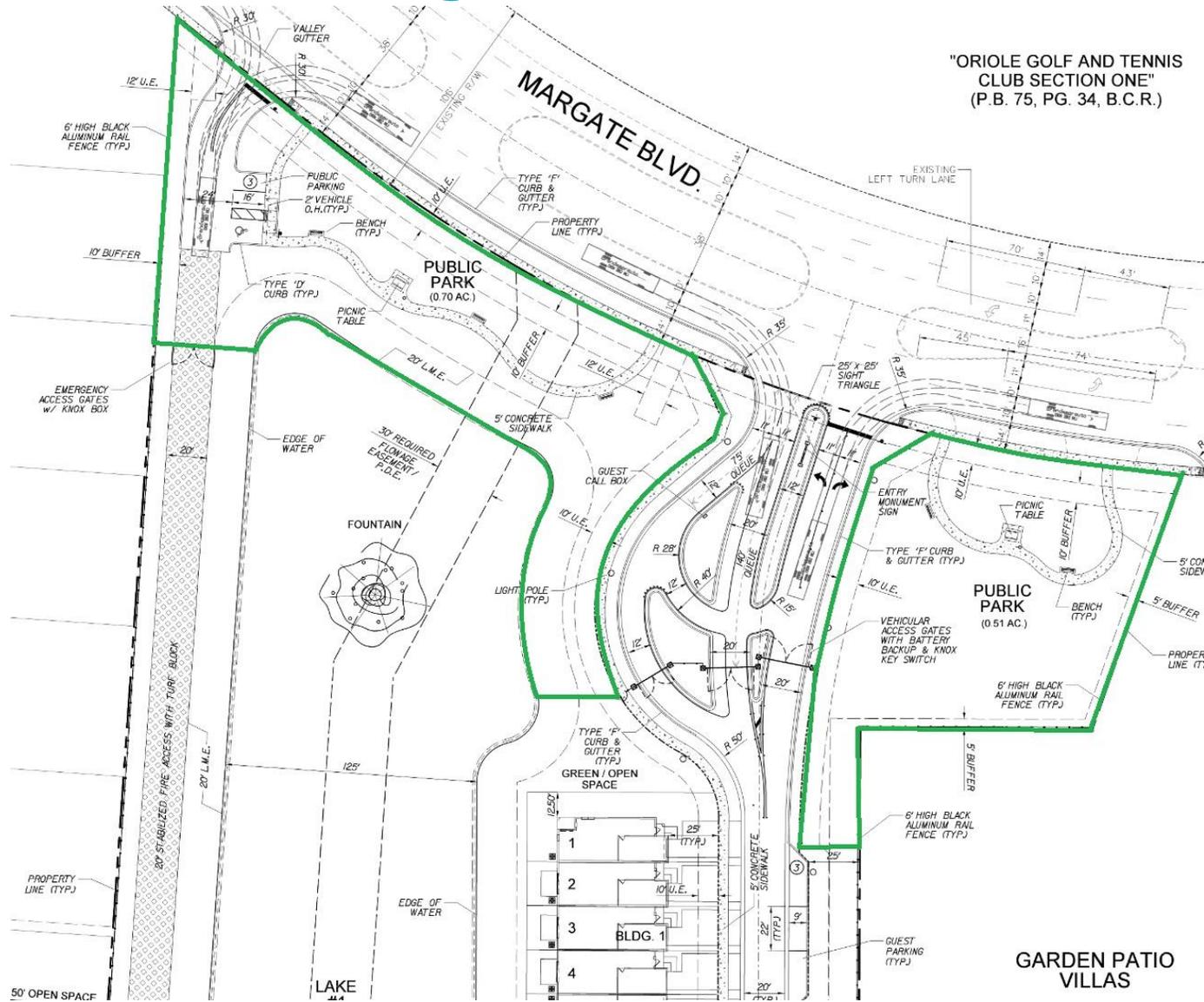
			PERCENT ALLOWED
	LAKE #1:	2.777 AC.	1.389 AC. 50% (MAX. PER CODE)
	CANAL	1.006 AC.	EXCLUDED 0%
	OTHER OPEN SPACE:	3.260 AC.	3.260 AC. 100%
	PUBLIC PARK:	1.208 AC.	0.906 AC. 75% (MAX. PER CODE)
	RECREATION AREA 1:	0.566 AC.	0.425 AC. 75% (MAX. PER CODE)
	RECREATION AREA 2:	0.349 AC.	0.262 AC. 75% (MAX.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



## New Public Park:

~1.21 acre

Privately maintained

Parking

Meandering Path

Picnic Tables

Benches

Lake Access



# 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



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## STAFF RECOMMENDS CONDITIONAL APPROVAL

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

