

Nove of Margate 7870 Margate Boulevard

Land Use Plan Amendment, Rezoning, & Subdivision Resurvey

CITY OF MARGATE
CITY COMMISSION
OCTOBER 16, 2024

Project Location





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Project Overview

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Applicant has submitted the following applications to develop the property with 132 townhome units:

Land Use Plan Amendment

Rezoning to Planned Unit Development/Site Plan

Subdivision Resurvey to subdivide the parcel into 132 townhome lots

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















Summary of Government Review

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Meeting	Result
Development Review Committee	Recommended approval
Planning and Zoning Board	Recommended approval
City Commission	Approval at 1 st reading
Broward County Planning Council	Approved
Broward County Commission	Approved at 1 st and 2 nd reading
State of Florida	Approved without comment

- Final review by City Commission (2nd Reading)

Development Review Process

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Submittals, Staff Meetings & Public Meetings

- 1st DRC Meeting (200 Townhomes)
- Community Meeting
- 2nd DRC Meeting
- Pre-Application Meeting (137 Townhomes)
- Submitted for Pre-screen
- Resubmitted for Pre-screen
- Submitted for Completeness Check
- Resubmitted for Completeness Check
- Submitted for DRC
- 1st DRC Meeting
- Resubmitted for DRC
- 2nd DRC Meeting
- Submitted for P&Z Meeting (132 Townhomes)
- P&Z Meeting
- City Commission Transmittal Hearing
- City Transmitted to the State
- Submitted to Broward County
- Broward County Planning Council Meeting
- Broward County Commission Hearing to Set the Public Meeting
- Broward County Commission-Transmittal Hearing
- Broward County Transmittal to the State
- Broward County Commission Hearing to Set the Public Meeting
- Broward County Commission-Adoption Hearing

Date

July 27, 2021
September 10, 2021
November 23, 2021
October 6, 2022
November 18, 2022
January 26, 2023
March 3, 2023
April 7, 2023
May 16, 2023
June 28, 2023
August 11, 2023
September 26, 2023
October 18, 2023
November 9, 2023
December 6, 2023
January 19, 2024
January 29, 2024
April 23, 2024
May 21, 2024
June 4, 2024
June 6, 2024
August 22, 2024
September 5, 2024

Development Review Process

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Reports Provided with the Applications

- Phase II Environmental Assessment
- Economic Impact Study
- Traffic Analysis
- Burrowing Owls Assessment
- FEMA CLMOR Review
- Surface Water Calculations
- School Consistency Review Report
- Hydraulic Report

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."



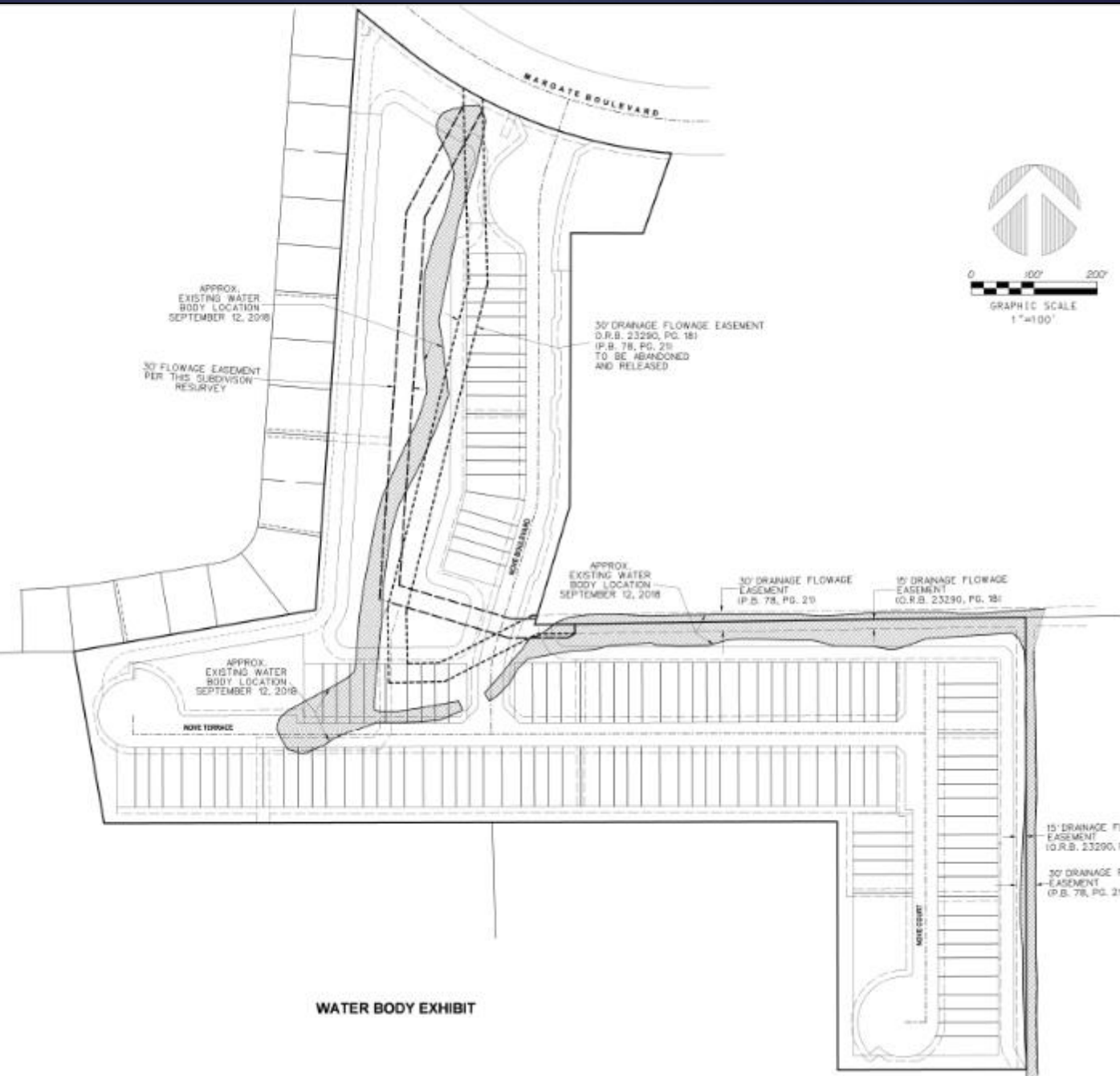
Project Benefits

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



Subdivision Resurvey



WATER BODY EXHIBIT

Update on Community Outreach & Neighbor Objections

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- Commitment of \$50,000 to City of Margate for median and landscaping improvements
- Agreement reached with Garden Patio Villas Association to provide funds for installation of gate
- Meeting with Board of Oriole Gardens II
- Neighbor Objections

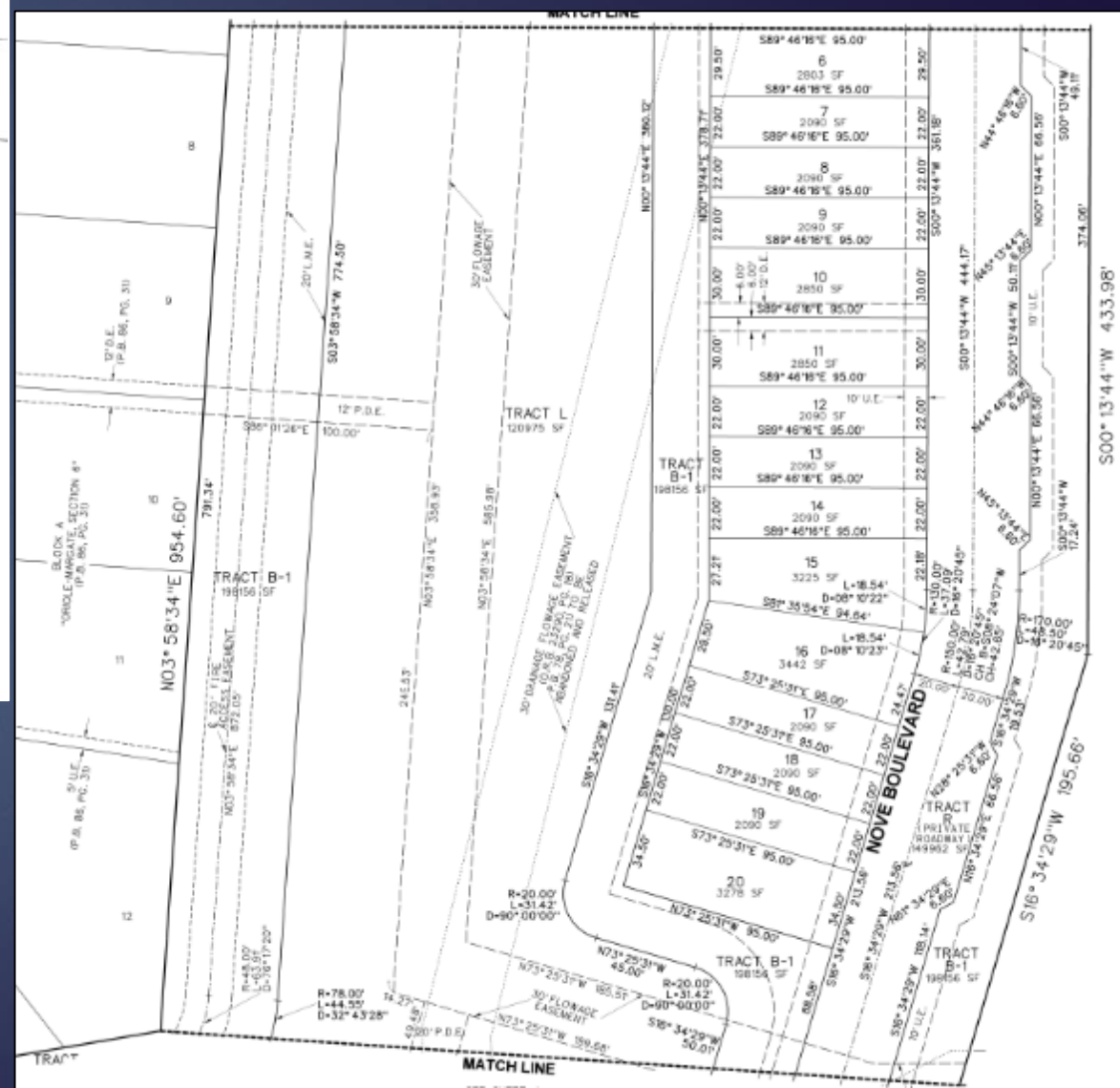
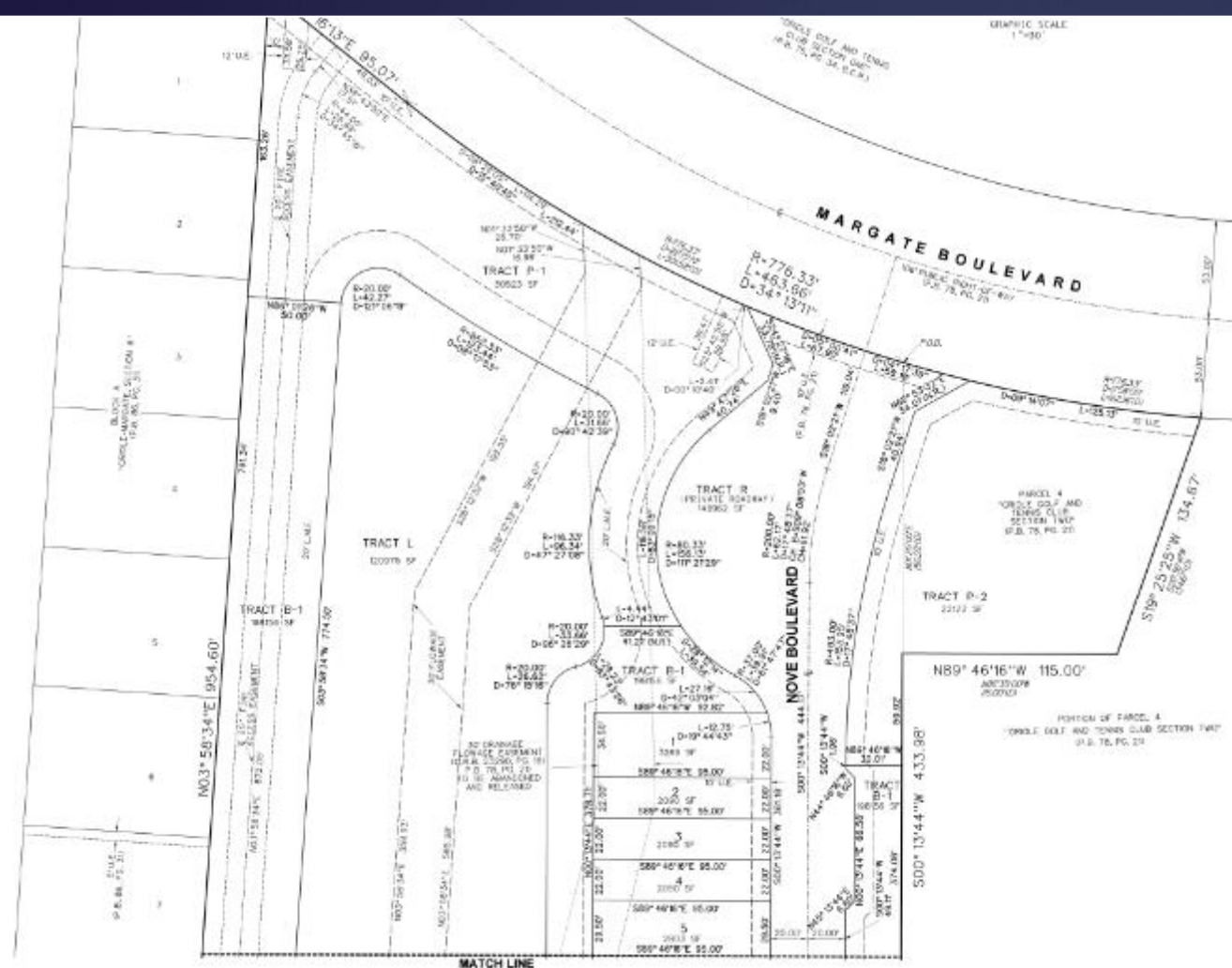
An aerial photograph of a modern residential development. A winding asphalt road curves through the scene, bordered by lush green lawns and numerous palm trees. In the background, a large body of water, possibly a lake or a wide canal, stretches across the middle ground. Beyond the water, more residential buildings and dense vegetation are visible under a bright, slightly cloudy sky. A single dark-colored car is driving on the road in the lower foreground.

Questions?

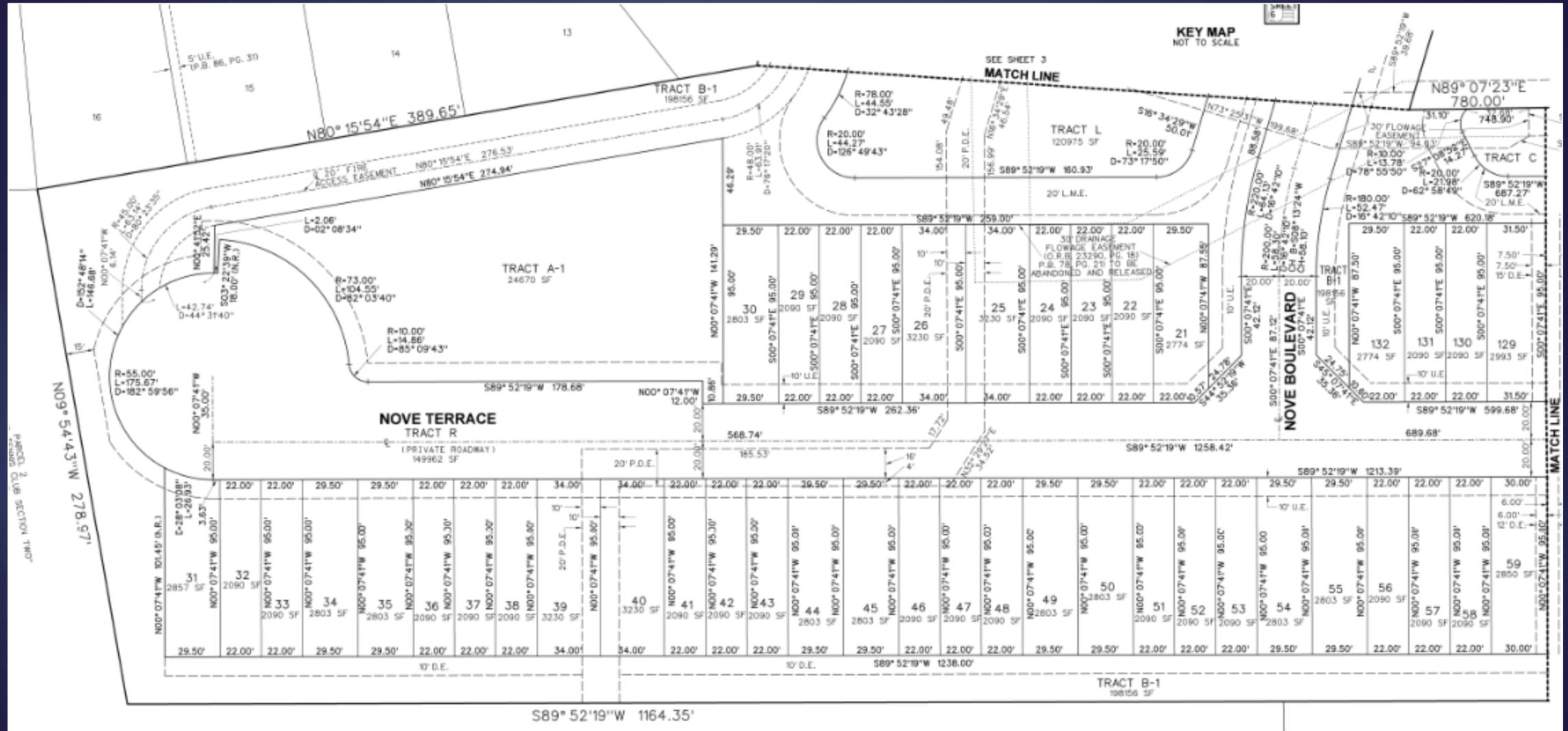
Community Outreach

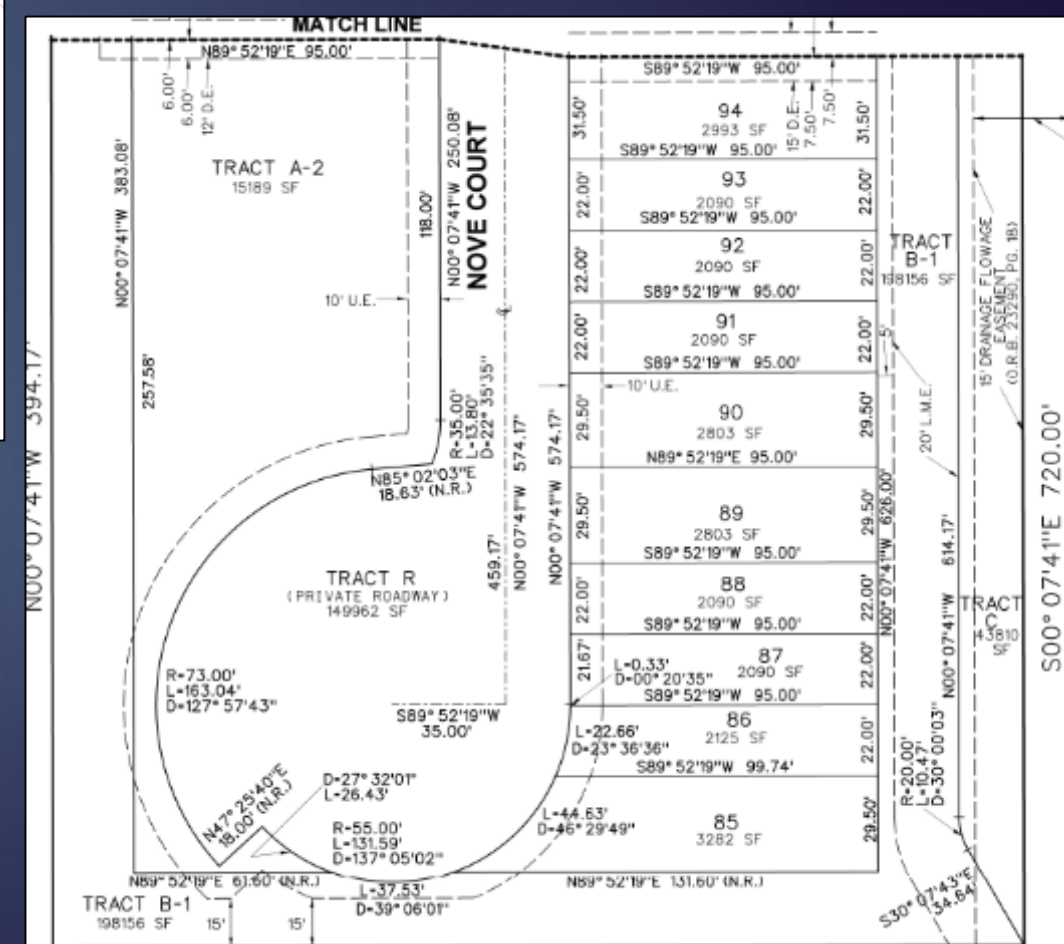
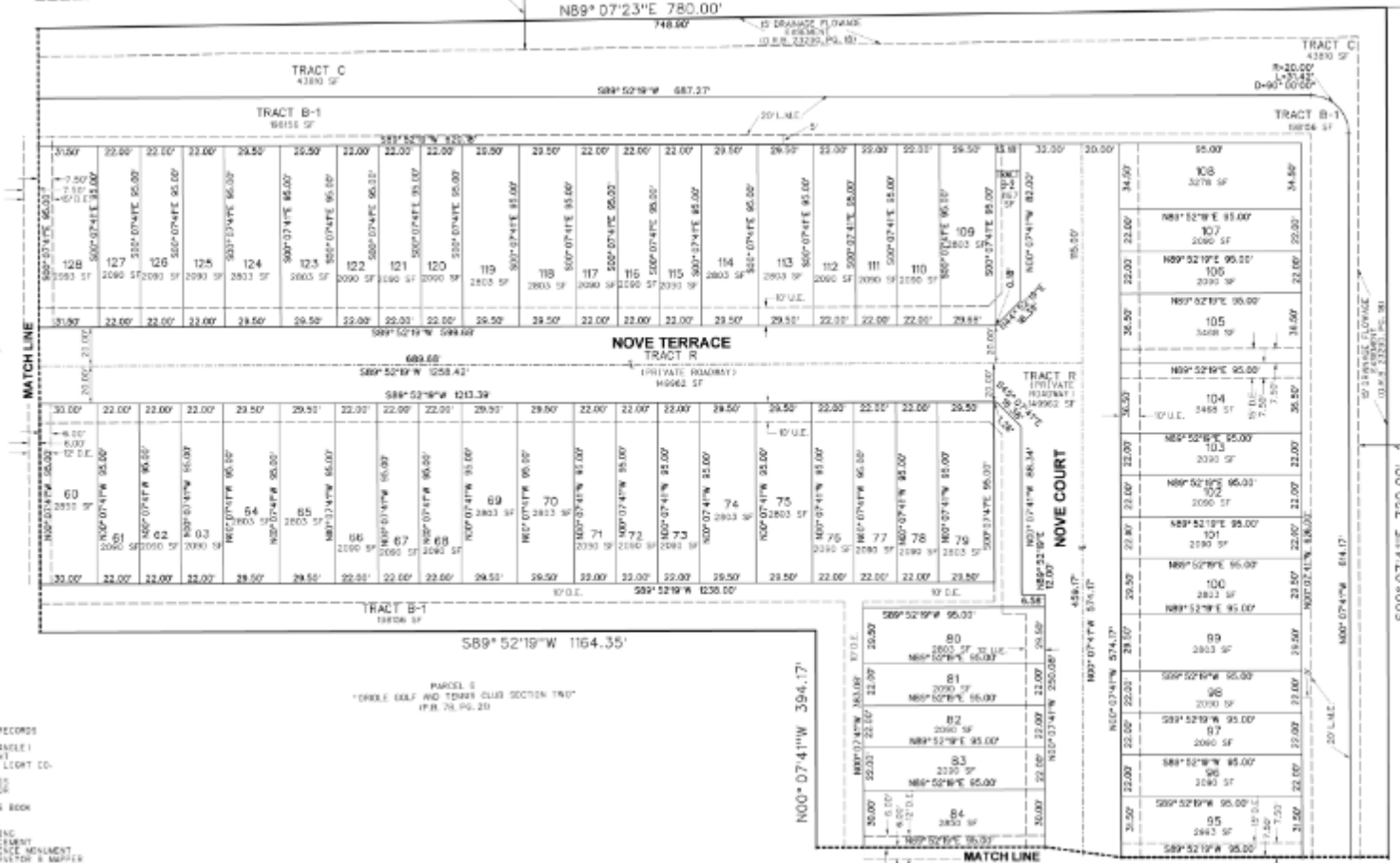
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- A community meeting was held in 2021
- Since that time, the owner has tried to reach out to meet with the community and they have refused to meet with him



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1. TRACTS A-1 AND A-2 ARE HEREBY DEDICATED FOR PRIVATE RECREATIONAL USE TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
2. TRACTS B-1 AND B-2 ARE HEREBY DEDICATED FOR OPEN SPACE PURPOSES TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
3. TRACT C IS HEREBY DEDICATED FOR DRAINAGE PURPOSES TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
4. TRACT L IS HEREBY DEDICATED FOR LAKE PURPOSES TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
5. TRACT P-1 AND P-2 ARE HEREBY DEDICATED FOR PUBLIC PARK PURPOSES.
6. TRACT R IS HEREBY DEDICATED AS A PRIVATE ROAD TRACT, FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE AND PRIVATE ROAD PURPOSES. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS AND THROUGH TRACT R FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF THE LOTS DESCRIBED IN THIS SUBDIVISION RESURVEY.
7. THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO PUBLIC AND PRIVATE UTILITY PROVIDERS AS DEFINED BY FLORIDA LAW FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC, GAS, COMMUNICATION, SECURITY, WATER AND SEWER SYSTEMS.
8. THE PUBLIC DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES.
9. THE DRAINAGE EASEMENTS ARE DEDICATED FOR DRAINAGE PURPOSES.
10. THE LAKE MAINTENANCE EASEMENT IS DEDICATED FOR LAKE MAINTENANCE PURPOSES.
11. THE FIRE ACCESS EASEMENT IS DEDICATED FOR FIRE ACCESS PURPOSES.
12. THE FLOWAGE EASEMENT IS DEDICATED TO THE CITY OF MARGATE FOR DRAINAGE AND FLOWAGE PURPOSES.

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Clubhouse Amenities

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

Open Space Areas



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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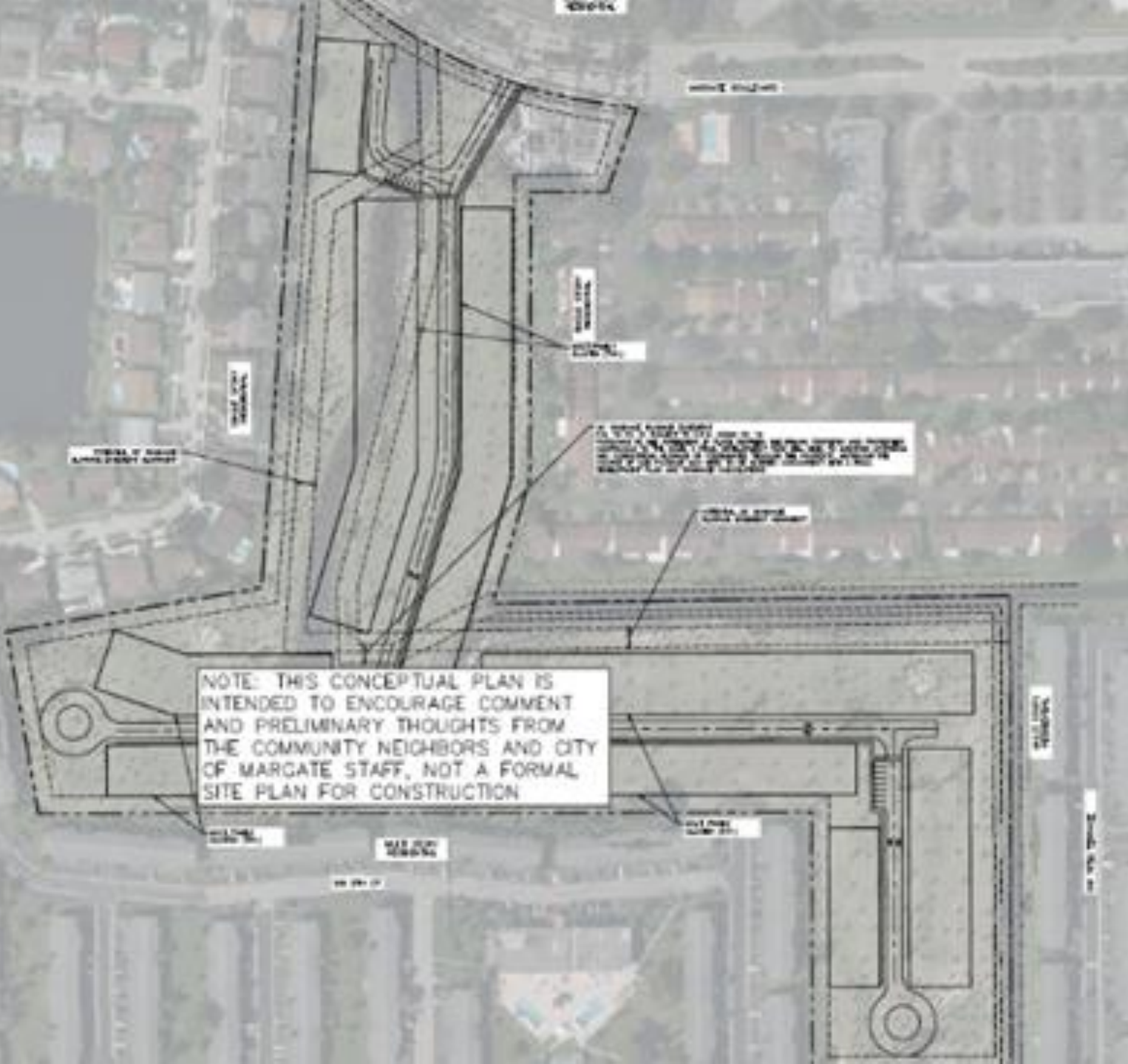
Existing Future Land Use Designation: Commercial Recreation & R7 Residential

Proposed Future Land Use Designation: R7 Residential & Parks

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Proposed Zoning Designation: Planned Unit Development (PUD)



Initial Conceptual Plans

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

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

Project Benefits

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



Project Benefits-Economic Studies

- 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

Project Benefits- Economic Studies

Phase I: Local Industries Involved in Home Building

The jobs, wages, and local taxes (including permit, utility connection, and impact fees) generated by the actual development, construction, and sale of the home. These jobs include on-site and off-site construction work as well as jobs generated in retail and wholesale sales of components, transportation to the site, and the professional services required to build a home and deliver it to its final customer.

Phase II: Ripple Effect

The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services, and so on. This continuing recycling of income back into the community is usually called a *multiplier* or *ripple* effect.

Phase III: Ongoing, Annual Effect

The local jobs, income, and taxes generated as a result of the home being occupied. A household moving into a new home generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local businesses proprietors. In a typical local area, the household will also pay 1.25 percent of its income to local governments in the form of taxes and user fees, and a fraction of this will become income for local government employees. This is the first step in another set of economic ripples that cause a permanent increase in the level of economic activity, jobs, wages, and local tax receipts.

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.