MARGATE CITY CENTER

NEW URBAN COMMUNITIES

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

DEVELOPMENT TEAM

DEVELOPER/BUILDER:

NEW URBAN COMMUNITIES
200 CONGRESS PARK DRIVE, SUITE 201
DELRAY BEACH, FL 33445
(561) 279-8706 EXT. 201
thernandez@newurbancommunities.com

OWNER OF RECORD:

MARGATE COMMUNITY REDEVELOPMENT AGENCY
5790 MARGATE BOULEVARD
MARGATE, FL 33063
(954) 935-5324
dcolonna@margatefl.com

PLANNING:

BALLBE' & ASSOCIATES, INC.
2737 N.E. 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811
carlos@baeng.us

THE MARTIN ARCHITECTURAL GROUP, P.C.
6810 LYONS TECHNOLOGY CIRCLE
SUITE 185
COCONUT CREEK, FL 33156
agarcia@martinaia.com

ARCHITECT:

THE MARTIN ARCHITECTURAL GROUP, P.C.
6810 LYONS TECHNOLOGY CIRCLE
SUITE 185
COCONUT CREEK, FL 33156
agarcia@martinaia.com

SURVEYOR:

RICHARD H. SMITH, INC
4902 FOREST DALE DRIVE
LAKEWORTH, FL 33449
(561) 536-8191
rsmithsurvey@bellsouth.net

CIVIL ENGINEER:

BALLBE' & ASSOCIATES, INC.
2737 N.E. 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811
carlos@baeng.us

LANDSCAPE ARCHITECT:

WITKIN HULTS DESIGN GROUP
307 S. 21ST AVENUE
HOLLYWOOD, FL 33020
(954) 923-9681

SITE LIGHTING:

BALLBE' & ASSOCIATES, INC.
2737 N.E. 30TH PLACE
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(954) 491-7811
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PROJECT LOCATION

LOCATION MAP

PORTION OF SECTION 25 & 36, TWP 48S., RNG. 41E.
SCALE: 1" = 300'

INDEX OF SHEETS:

DESCRIPTION:	SHEET NO.:
COVER SHEET	SP1
SURVEY	S01 THRU S06
LEGAL DESCRIPTION	S07
SITE PHASING PLAN	SP2
SITE PLAN	SP3 THRU SP10
SITE DATA	SP11
FLOOR PLANS AND ELEVATIONS	A.01 THRU A.07
COLOR RENDERINGS	A.08 THRU A.13
FLOOR PLANS AND ELEVATIONS	A.14
LANDSCAPE PLAN	L-1 THRU L-20
IRRIGATION PLAN	IR-1 THRU IR-16
TREE DISPOSITION PLAN	TD1 THRU TD13
PHOTOMETRIC PLAN	PH1 THRU PH6
CONCEPTUAL ENGINEERING PLAN	C1 THRU C9
MARGATE FIRST ADDITION PLAT	1
MARGATE THIRD ADDITION PLAT	1 THRU 3

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION

6810 LYONS TECHNOLOGY CIRCLE COCONUT CREEK, FLORIDA, 33073
P (954) 428-1618 F (954) 428-4416

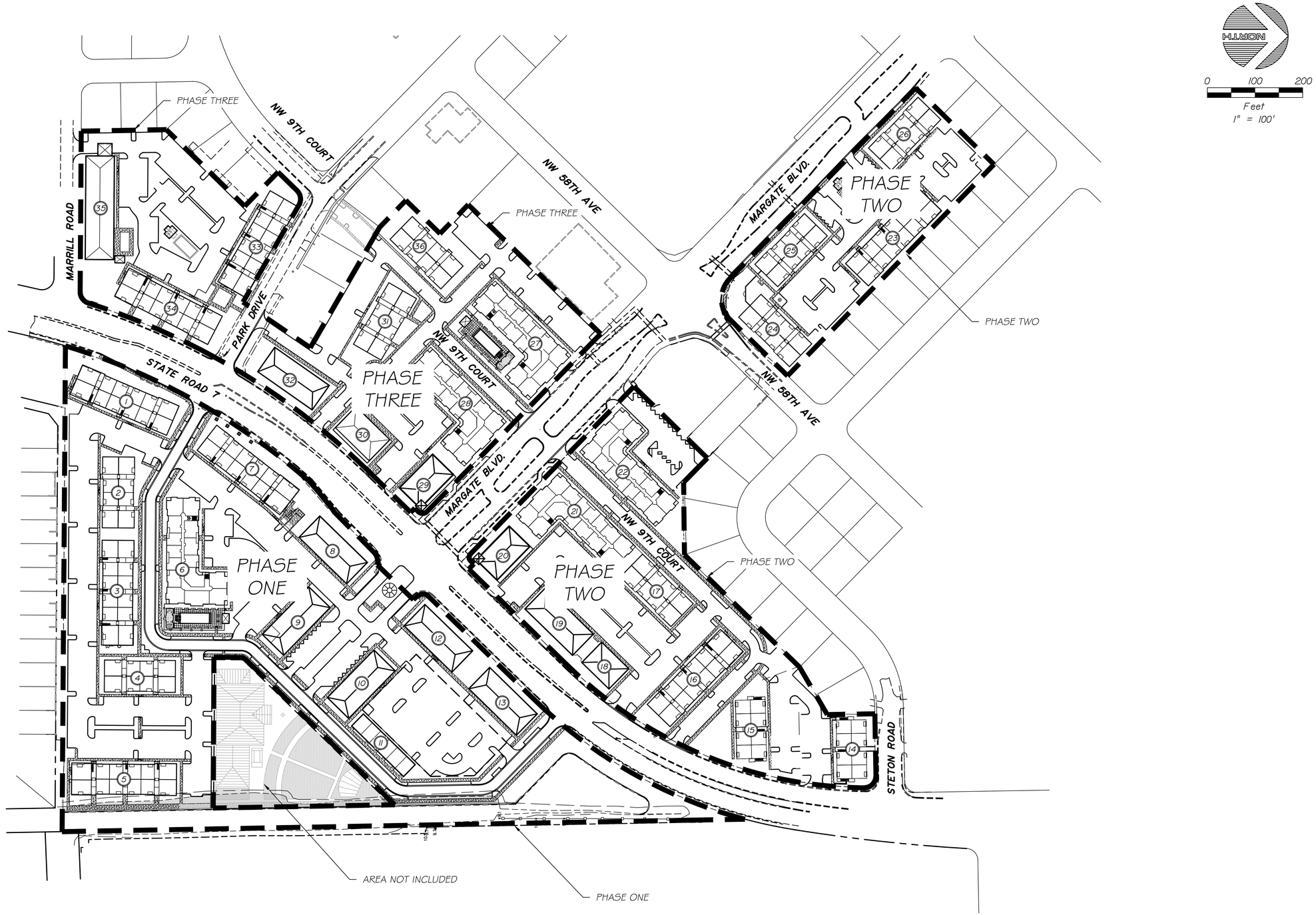
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

New Urban Communities

SITE PLAN

Engineer of Record: CARLOS J. BALLBE'	Project Number: 201707
Date: 5/2/2017	
Registered Engineer Number: 41811 State of Florida	Sheet Number: SP1



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	5/2/2017	RAC	REVISED PER CRA COMMENTS #1				

Designed by: C.J.B. Date: 3/2017
Drawn by: C.J.B. Date: 3/2017
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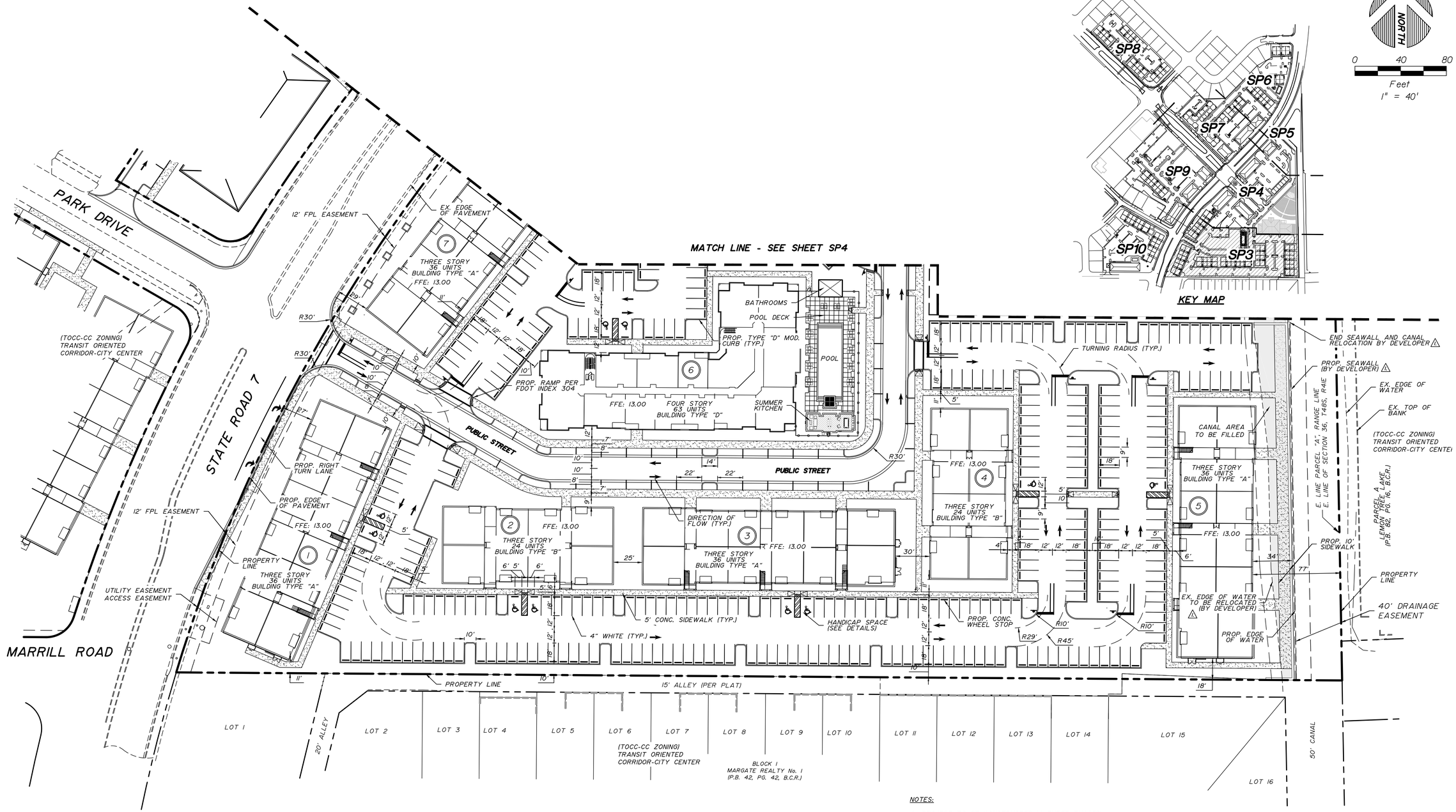
State of Florida
Date: 05/02/2017

SITE PHASING PLAN

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707
Sheet Number: SP2



NOTES:

A. PROJECT TO BE CONSTRUCTED IN THREE PHASES.

B. FIRE SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE TO NFPA REQUIREMENTS.

C. INSTALLATION OF ROAD PAVEMENT MARKERS (RPM) SHALL BE IN ACCORDANCE WITH CITY FIRE RESUCE SPECIFICATIONS

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	04/25/2017	RAC	REVISED PER CRA COMMENTS #1				

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State of Florida

SITE PLAN PHASE ONE

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707

Sheet Number: SP3

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1	04/25/2017	RAC	REVISED PER CRA COMMENTS #1				

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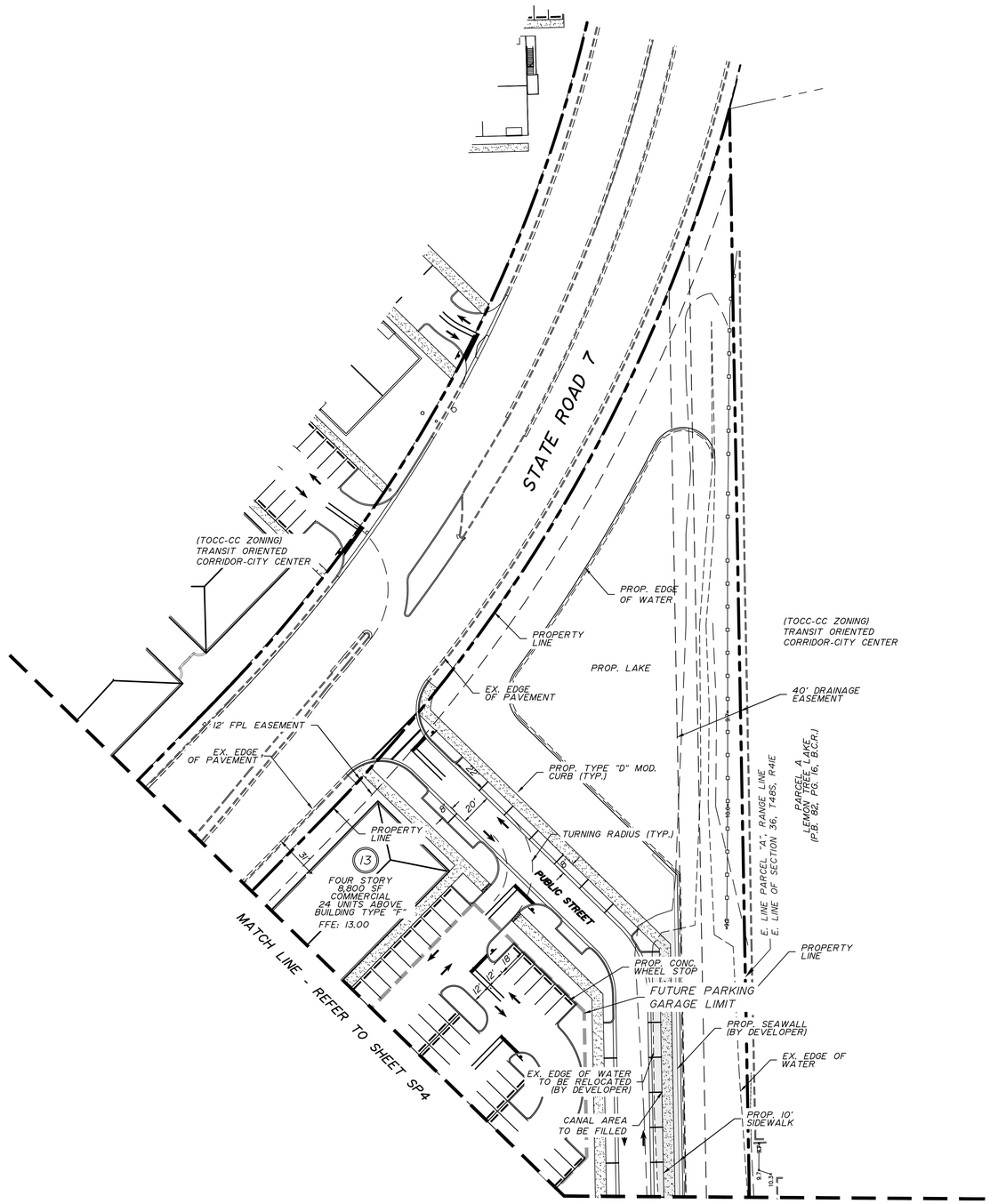
Date: 5/2/2017

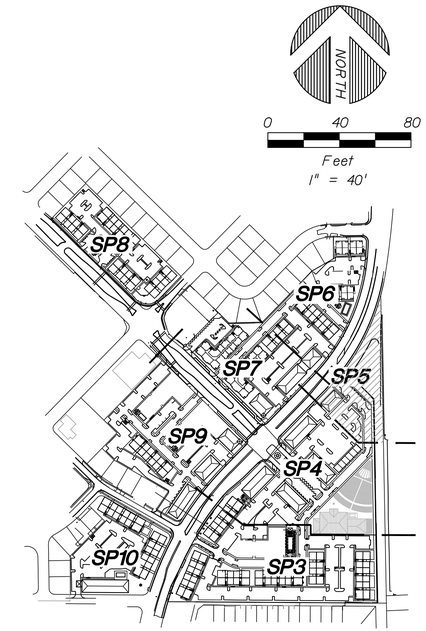
SITE PLAN PHASE ONE

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707

Sheet Number: SP4





KEY MAP

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

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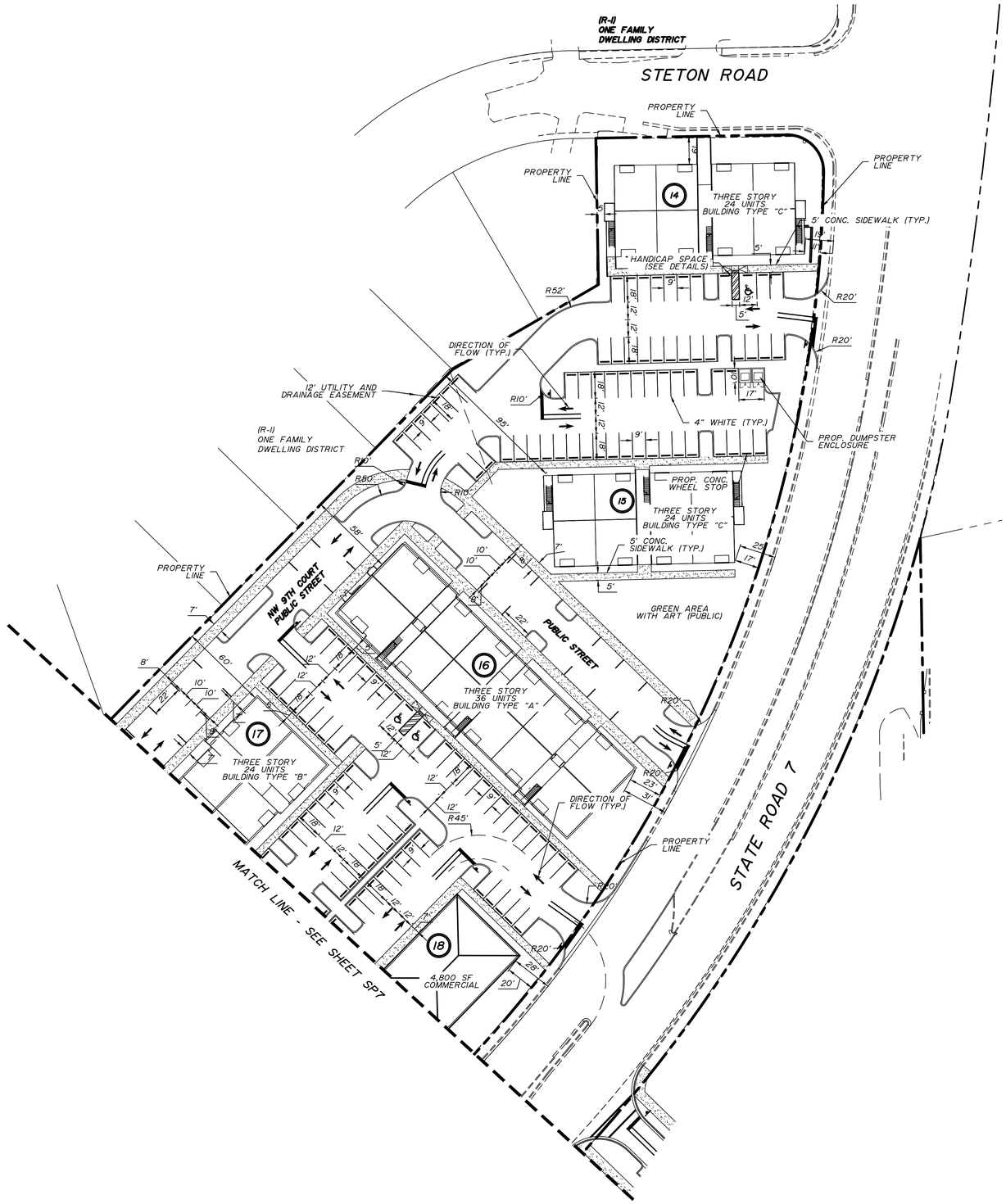
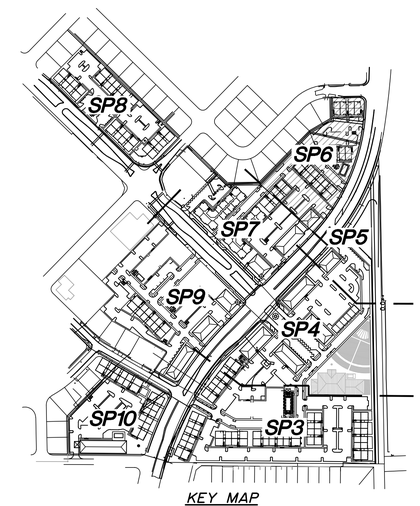
SITE PLAN PHASE ONE

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

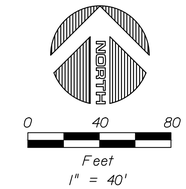
Project Number: 201707

Sheet Number: SP5





KEY MAP



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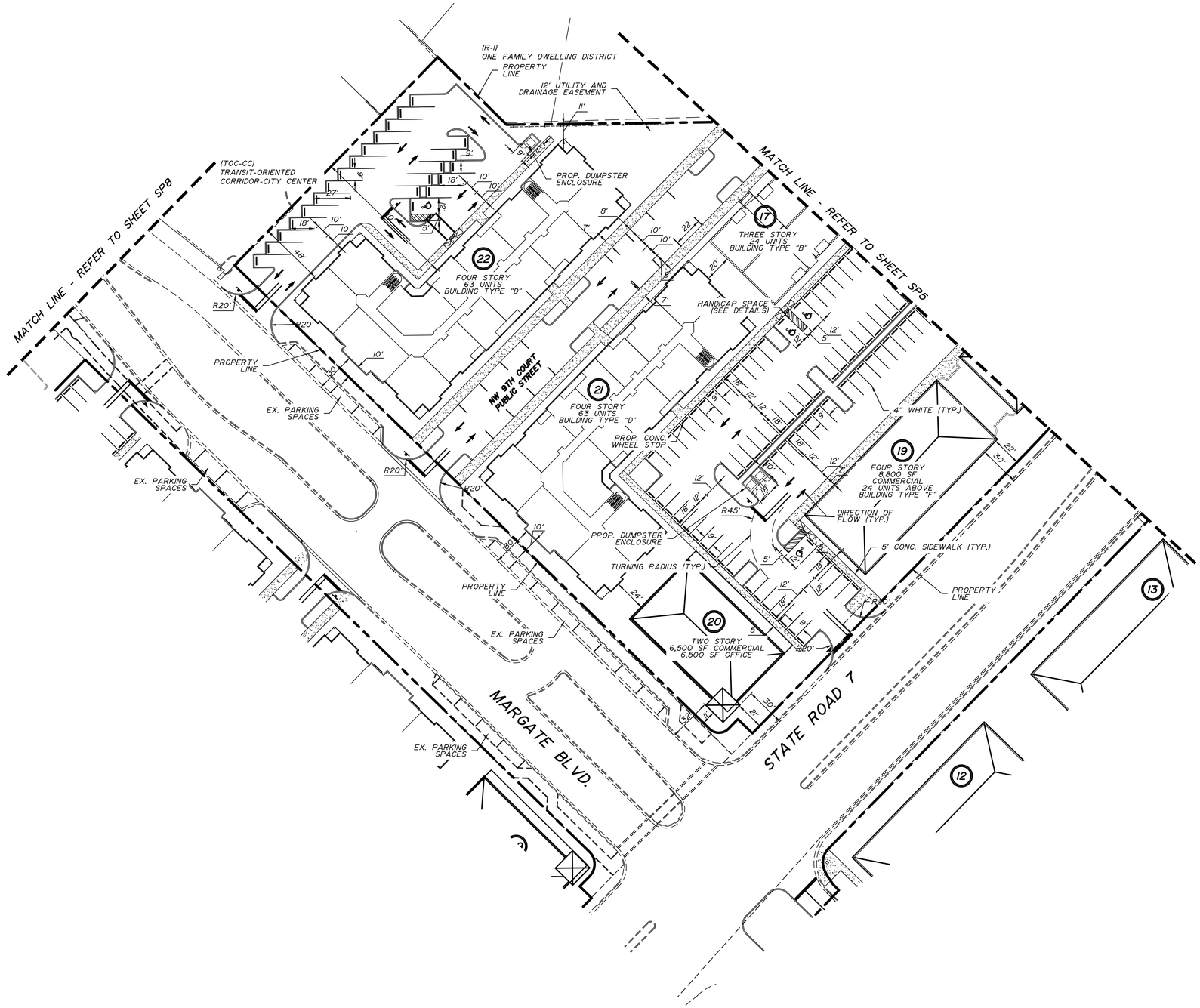
SITE PLAN - PHASE TWO

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707

Sheet Number: SP6



KEY MAP

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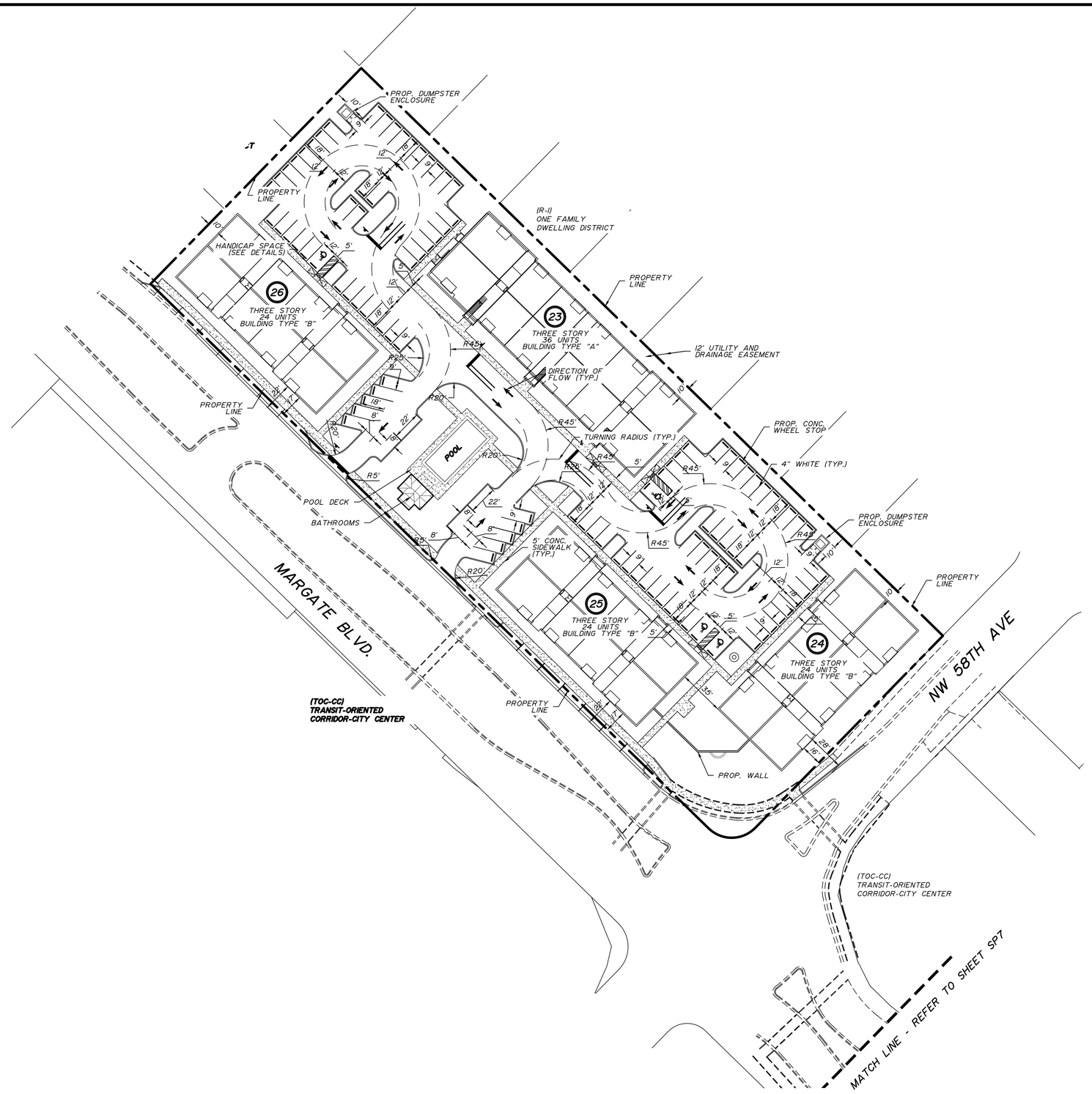
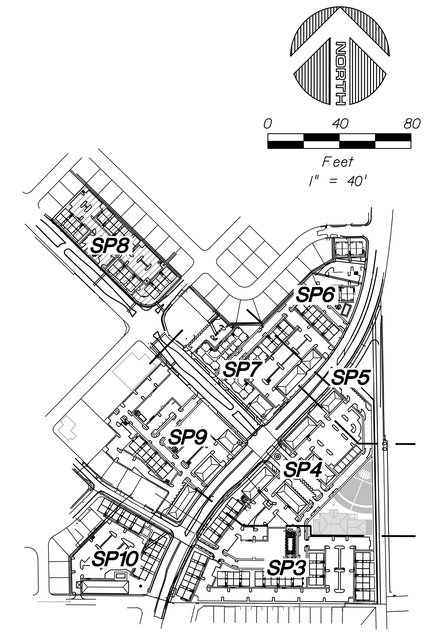
SITE PLAN - PHASE TWO

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707
Sheet Number: SP7





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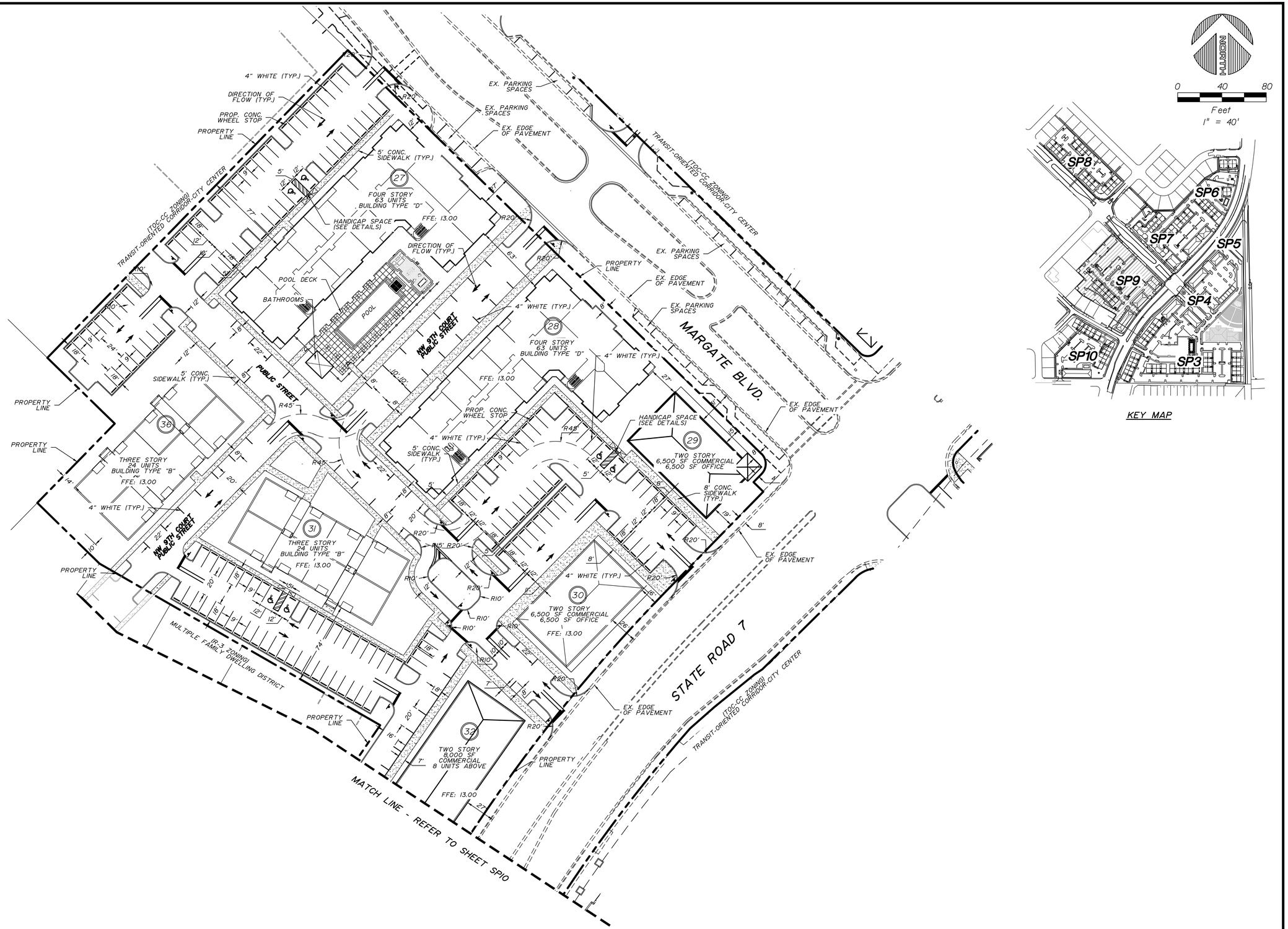
SITE PLAN - PHASE TWO

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707

Sheet Number: SP8



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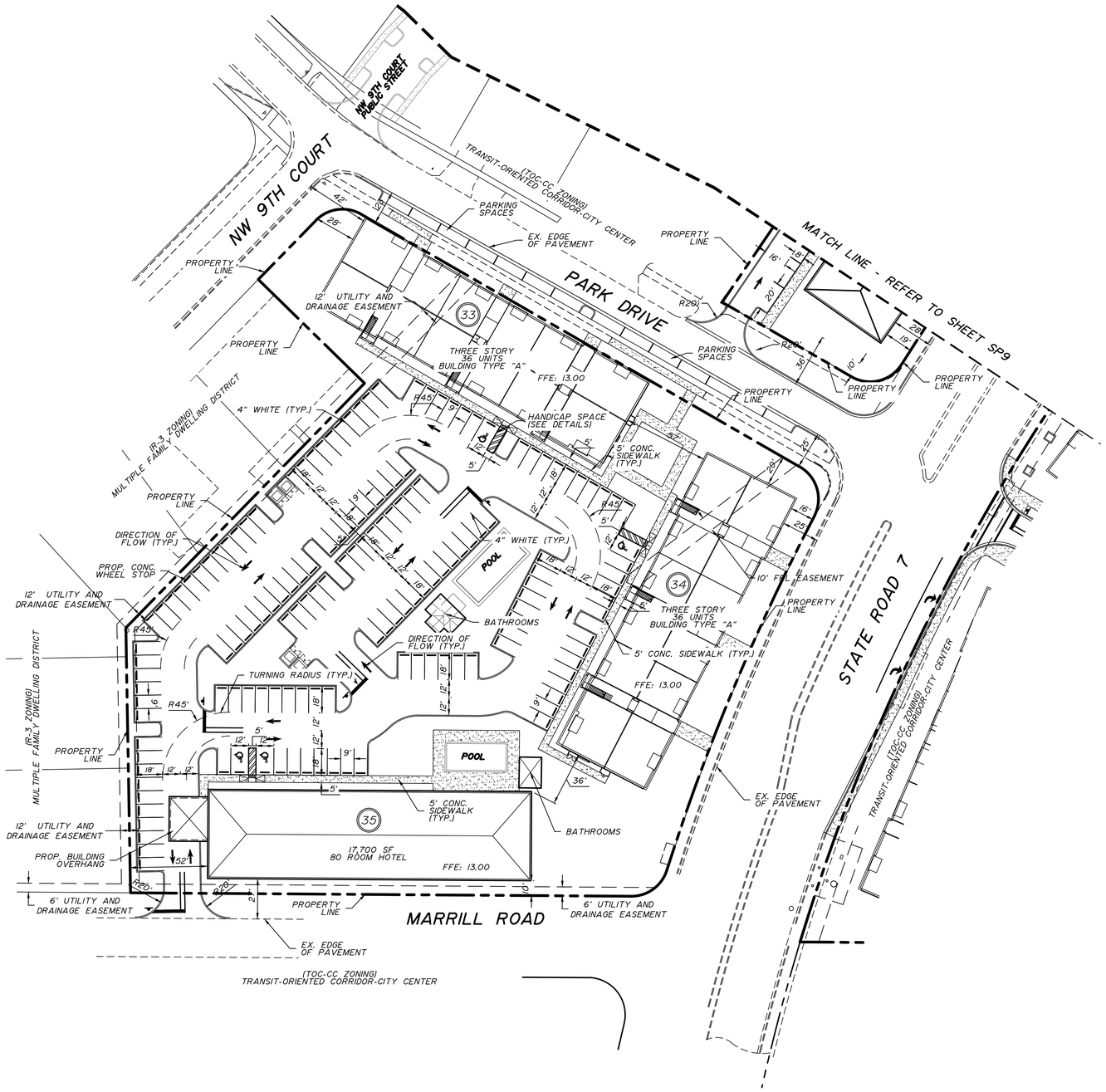
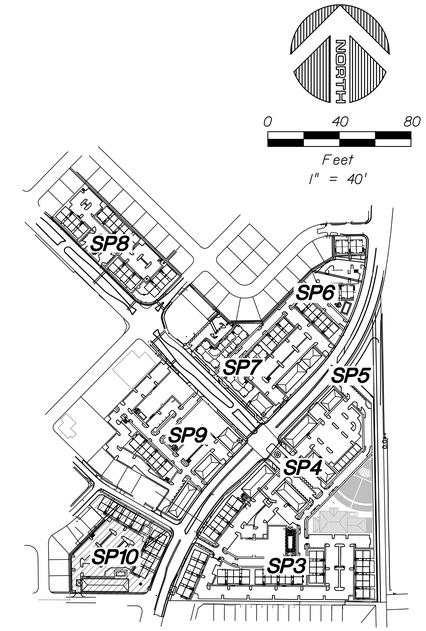
SITE PLAN - PHASE THREE

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707

Sheet Number: SP9





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Engineer of Record: CARLOS J. BALLBÉ
Date: 5/2/2017
Registered Engineer Number: 41811
State of Florida

SITE PLAN - PHASE THREE

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number: 201707
Sheet Number: SP10

SETBACK REQUIREMENTS

PRIMARY FRONTAGE SETBACK REQUIREMENTS		PROVIDED
PRIMARY STREET	25 FT FROM CURB	25 FT MIN.
REGIONAL ROADWAY	20 FT FROM CURB	20 FT MIN.
LOCAL ROADWAY	15 FT FROM CURB	15 FT MIN.
SECONDARY FRONTAGE SETBACK REQUIREMENTS		PROVIDED
CORRIDOR ROADS	25 FT FROM CURB	25 FT MIN.
REGIONAL ROADS	20 FT FROM CURB	20 FT MIN.
LOCAL ROADWAYS	15 FT FROM CURB	15 FT MIN.
THERE IS NO MINIMUM SIDE SETBACK REQUIREMENT		
REAR SETBACK REQUIREMENTS		PROVIDED
COMMERCIAL & RESIDENTIAL EXCEEDING (2) FLOORS	33 FT OR 38 FT	N/A
RESIDENTIAL NOT EXCEEDING (2) FLOORS	33 FT	N/A
ALLEYWAY SETBACK (N/A)		
FRONTAGE BUILD-OUT REQUIREMENT IS 80%		PROVIDED
BUILD-TO-CORNER REQUIREMENT IS 35 FT FROM THE INTERSECTING R/W'S FOR BLDGS. 20 FT HIGH		35 FT MIN.
THERE IS NO MINIMUM SPACE REQUIREMENT BETWEEN BUILDINGS		
HEIGHT LIMIT REQUIREMENTS		PROVIDED
MINIMUM (2) FLOORS		
MAXIMUM (8) FLOORS	122 FT	60 FT
MINIMUM PLOT SIZE 10,000 S.F. WITH 100 FT FRONTAGE		

RESIDENTIAL UNITS CALCULATIONS

PHASE	BLDG	Product	Bldg Type	3B	2B	1B	STUDIO	UNITS	SF
1	1	3 STORY WALKUP	A	6	18	12	0	36	
	2	3 STORY WALKUP	B	3	9	12	0	24	
	3	3 STORY WALKUP	A	6	18	12	0	36	
	4	3 STORY WALKUP	B	3	9	12	0	24	
	5	3 STORY WALKUP	A	6	18	12	0	36	
	6	4 STORY ELEVATOR	D	4	31	28	0	63	
	7	3 STORY WALKUP	A	6	18	12	0	36	
		Subtotal REF. Section SP3		**34**	**121**	**100**	**0**	**255**	**-**
	8	4 STORY MIXED-USE	F	0	12	12	0	24	8,800
	9	4 STORY MIXED-USE	F	0	12	12	0	24	8,800
	10	4 STORY MIXED-USE	F	0	12	12	0	24	8,800
	11	TOWNHOMES	TH	0	6	0	0	6	
	12	4 STORY MIXED-USE	F	0	12	12	0	24	8,800
	13	4 STORY MIXED-USE	F	0	12	12	0	24	8,800
		Subtotal REF. Section SP4		**0**	**66**	**60**	**0**	**126**	**44,000**
		PHASE 1 TOTAL		**34**	**187**	**160**	**0**	**381**	**44,000**
2E	14	3 STORY WALKUP	C	0	0	24	0	24	
	15	3 STORY WALKUP	C	0	0	24	0	24	
	16	3 STORY WALKUP	A	6	18	12	0	36	
	17	3 STORY WALKUP	B	3	9	12	0	24	
		Subtotal REF. Section SP6		**9**	**27**	**72**	**0**	**108**	**-**
	18	COMMERCIAL	COM	0	0	0	0	0	4,800
	19	MIXED-USE	F	0	12	12	0	24	8,800
	20	COMMERCIAL	COM	0	0	0	0	0	13,000
	21	4 STORY ELEVATOR	D	4	31	28	0	63	
	22	4 STORY ELEVATOR	D	4	31	28	0	63	
		Subtotal REF. Section SP7		**8**	**74**	**68**	**0**	**150**	**26,600**
2W	23	3 STORY WALKUP	A	6	18	12	0	36	
	24	3 STORY WALKUP	B	3	9	12	0	24	
	25	3 STORY WALKUP	B	3	9	12	0	24	
	26	3 STORY WALKUP	B	3	9	12	0	24	
		Subtotal REF. Section SP8		**15**	**45**	**48**	**0**	**108**	**-**
		PHASE 2 TOTAL		**32**	**146**	**188**	**0**	**366**	**26,600**
3N	27	4 STORY ELEVATOR	D	4	31	28	0	63	
	28	4 STORY ELEVATOR	D	4	31	28	0	63	
	29	COMMERCIAL	COM	0	0	0	0	0	13,000
	30	COMMERCIAL	COM	0	0	0	0	0	13,000
	31	3 STORY WALKUP	B	3	9	12	0	24	
	32	2 STORY MIXED-USE	F2	0	6	2	0	8	8,800
	36	3 STORY WALKUP	B	3	9	12	0	24	
		Subtotal REF. Section SP9		**14**	**86**	**82**	**0**	**182**	**34,800**
3S	35	HOTEL	H	0	0	0	0	0	
	33	3 STORY WALKUP	A	6	18	12	0	36	
	34	3 STORY WALKUP	A	6	18	12	0	36	
		Subtotal REF. Section SP10		**12**	**36**	**24**	**0**	**72**	**0**
		PHASE 3 TOTAL		**26**	**122**	**106**	**0**	**254**	**34,800**
		PROJECT TOTAL		**92**	**455**	**454**	**0**	**1001**	**105400**
		% By BR		**9.19%**	**45.45%**	**45.35%**	**0.00%**	**100.00%**	

AREA CALCULATIONS

ACREAGE		
GROSS AREA		
PHASE ONE	16.93	
PHASE TWO	10.35	
PHASE THREE	9.12	
TOTAL GROSS AREA =	36.40	
TOTAL NET AREA =	36.40	
TOTAL BUILDING COVERAGE AREA =	418044	S.F.
TOTAL BUILDING COVERAGE % =	26.37	%
TOTAL PARKING AND DRIVE AREA =	785917	S.F.
	49.57	%
TOTAL LANDSCAPE OPEN SPACE	381623	S.F.
	24.07	%

PARKING REQUIREMENT CALCULATIONS

RESIDENTIAL USE		
TOTAL NUMBER OF UNITS	1,001	
PARKING REQUIREMENT	1	SPACE/UNIT
RESIDENTIAL PARKING REQUIRED	1,001	SPACES
COMMERCIAL/RETAIL USE		
COMMERCIAL/RETAIL AREA	85,900	
PARKING REQUIREMENT	3	PER 1,000 S.F.
COMMERCIAL/RETAIL PARKING REQUIRED	258	SPACES
OFFICE USE		
OFFICE AREA	19,500	
PARKING REQUIREMENT	3	PER 1,000 S.F.
OFFICE PARKING REQUIRED	59	SPACES
HOTEL USE		
NUMBER OF ROOMS	80	
PARKING REQUIREMENT	1	SPACE/ROOM
OFFICE PARKING REQUIRED	80	SPACES
TOTAL NUMNER OF PARKING SPACES REQUIRED	1,397	
TOTAL NUMNER OF PARKING SPACES PROVIDED	1,433	
TOTAL NUMNER OF HANDICAP PARKING SPACES REQUIRED	25	
TOTAL NUMNER OF HANDICAP PARKING SPACES PROVIDED	25	

ZONING DATA

EXISTING ZONING	TRANSIT ORIENTED CORRIDOR - CITY CENTER (TOC-CC) DISTRICT	
PROPOSED ZONING		
EXISTING LAND USE	TRANSIT ORIENTED CORRIDOR	
PROPOSED LAND USE		
ZONING ABUTTING PROPERTIES	ZONING	LAND USE
NORTH	R-1 & TOC-G	TOC
EAST	TOC-CC	TOC
SOUTH	TOC-C & TOC-CC & R-3	TOC
WEST	R-1 & CF-1 & R-3	TOC

DENSITY CALCULATIONS

RESIDENTIAL USE		
PHASE ONE	381	UNITS
PHASE TWO	366	UNITS
PHASE THREE	254	UNITS
TOTAL NUMBER OF UNITS	1,001	UNITS
COMMERCIAL/RETAIL USE		
PHASE ONE	44,000	S.F.
PHASE TWO	20,100	S.F.
PHASE THREE	21,800	S.F.
TOTAL AREA	85,900	S.F.
OFFICE USE		
PHASE ONE	0	S.F.
PHASE TWO	6,500	S.F.
PHASE THREE	13,000	S.F.
TOTAL AREA	19,500	S.F.
HOTEL USE		
PHASE ONE	0	ROOMS
PHASE TWO	0	ROOMS
PHASE THREE	80	ROOMS
TOTAL NUMBER OF ROOMS	80	ROOMS

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SITE DATA

MARGATE CITY CENTER
NEW URBAN COMMUNITIES

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