

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:

BALLBÉ & 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:

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

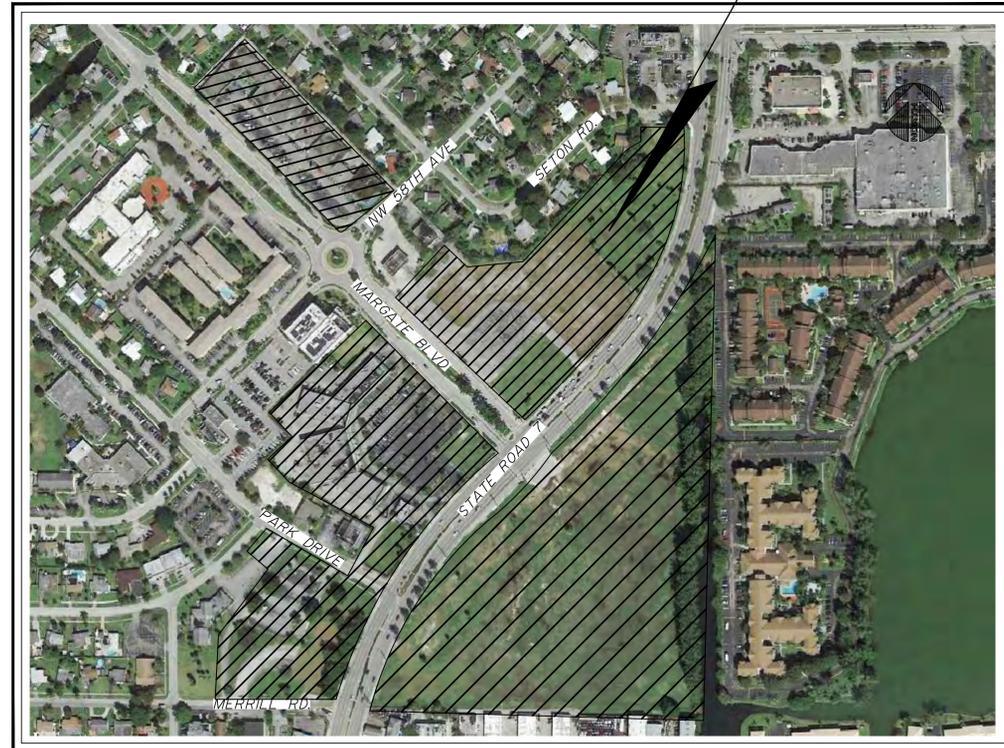
LANDSCAPE ARCHITECT:

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

SITE LIGHTING:

BALLBÉ & ASSOCIATES, INC.
2737 N.E. 30TH PLACE
FORT LAUDERDALE, FL 33306
(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.:
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COLOR RENDERINGS	A.08 THRU A.13
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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

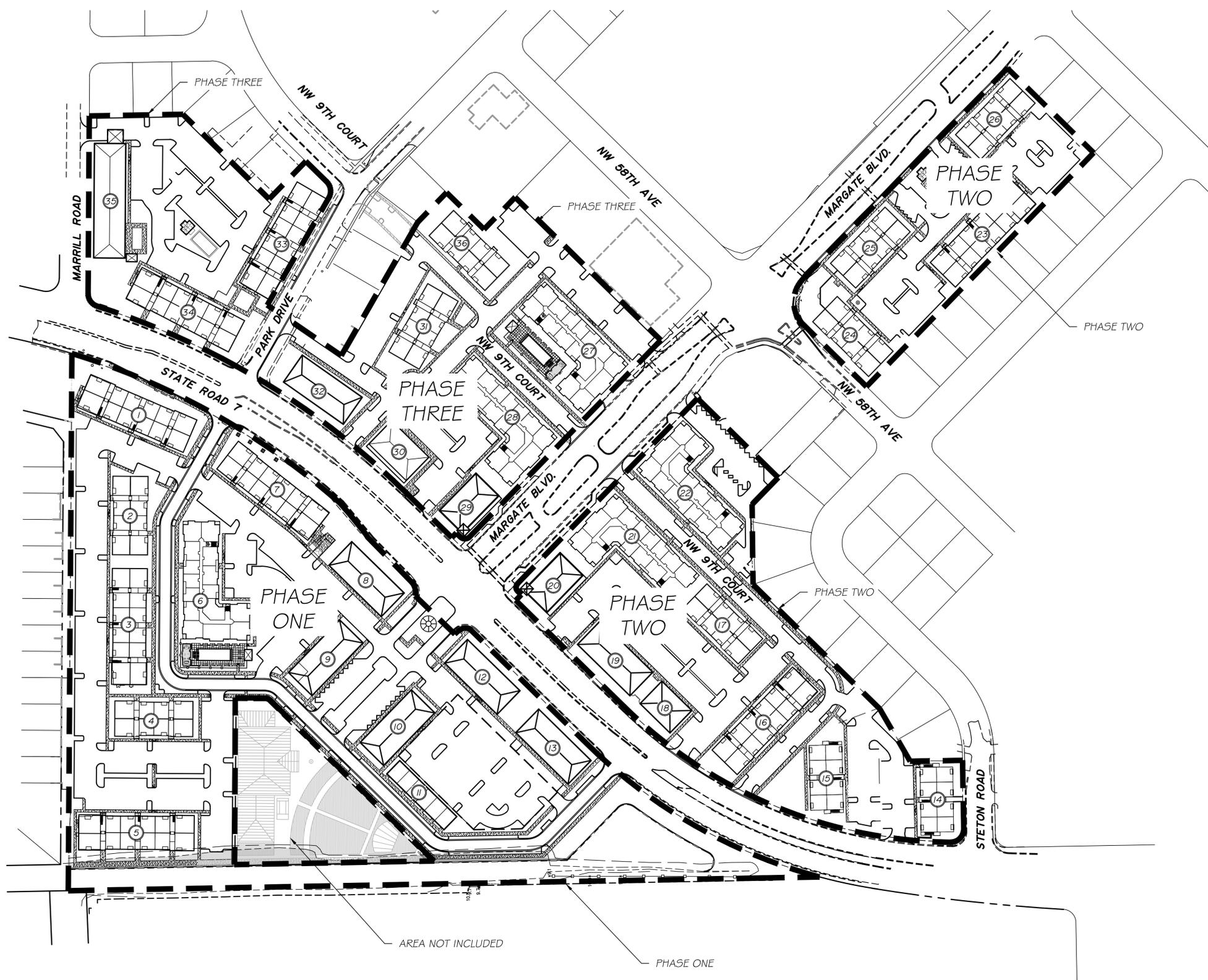
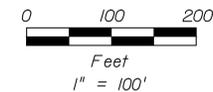

Civil Engineering • Planning • Surveying

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Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

New Urban  Communities

SITE PLAN

Engineer of Record: CARLOS J. BALLBÉ	Project Number: 201707
Date: 5/9/2017	Sheet Number: SP1
Registered Engineer Number: 41811 State of Florida	



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
△	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
 Checked by: _____ Date: _____

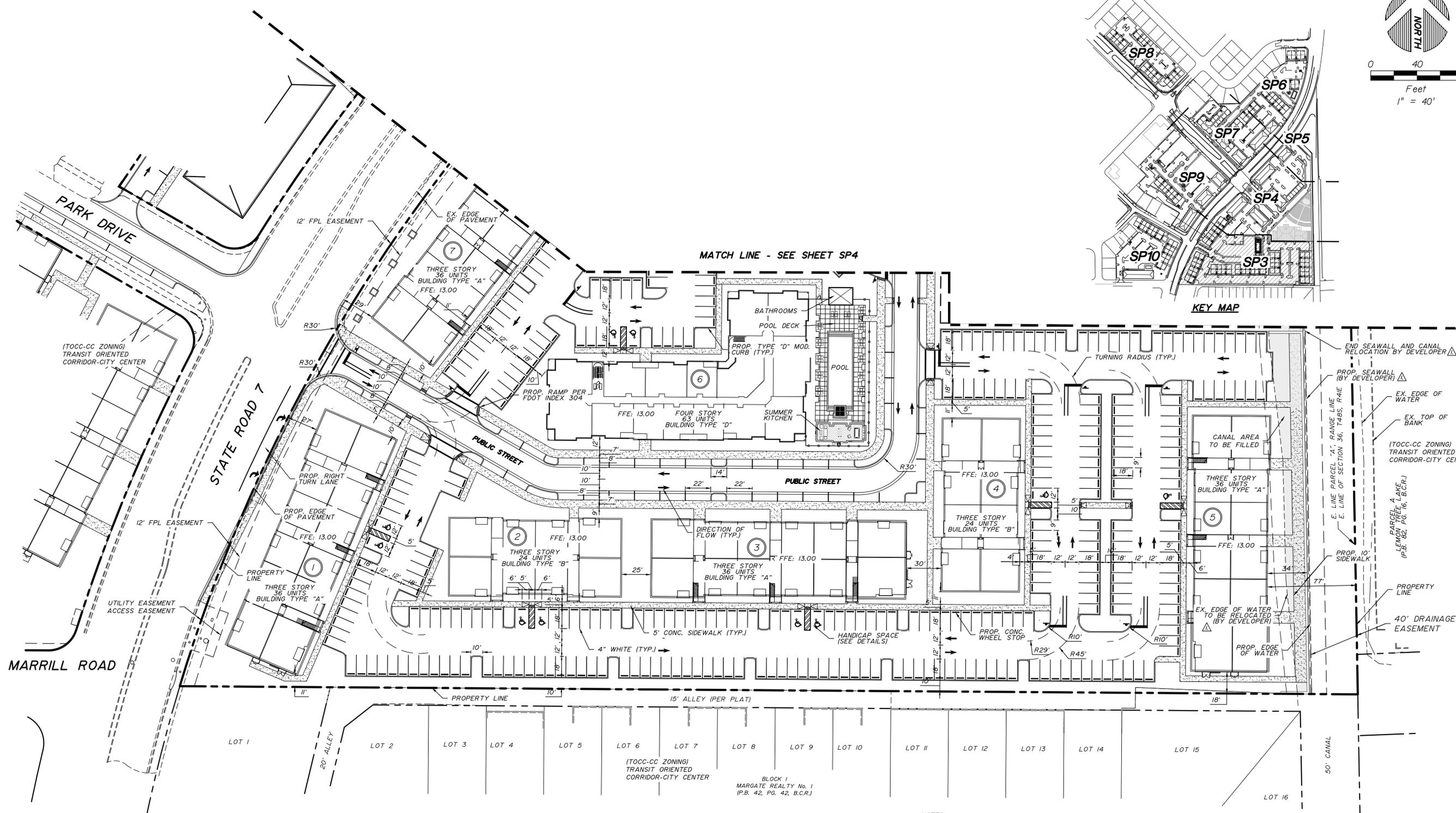
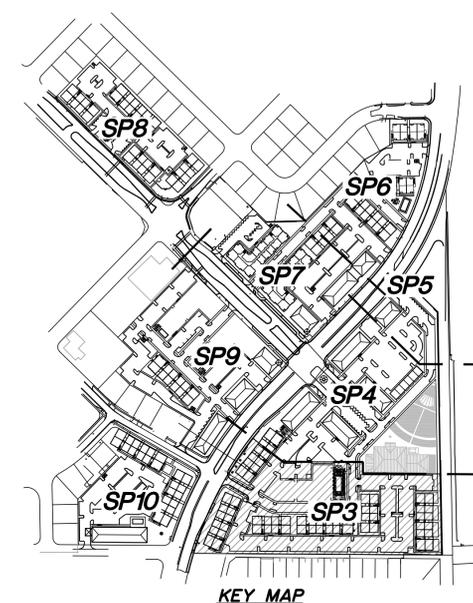
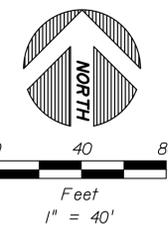
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Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: _____
 State of Florida Date: 05/09/2017
41811

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

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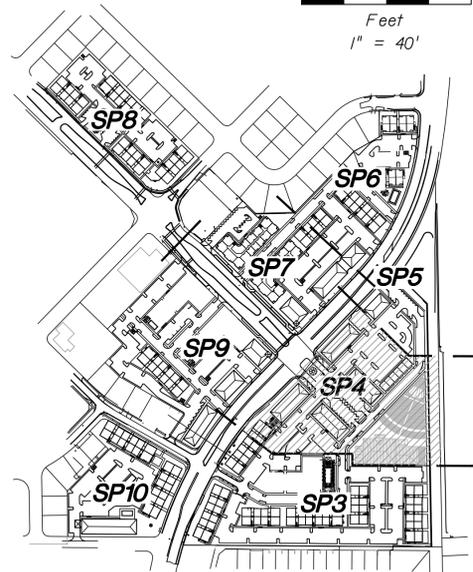
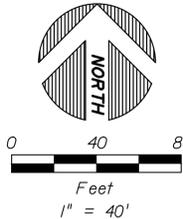


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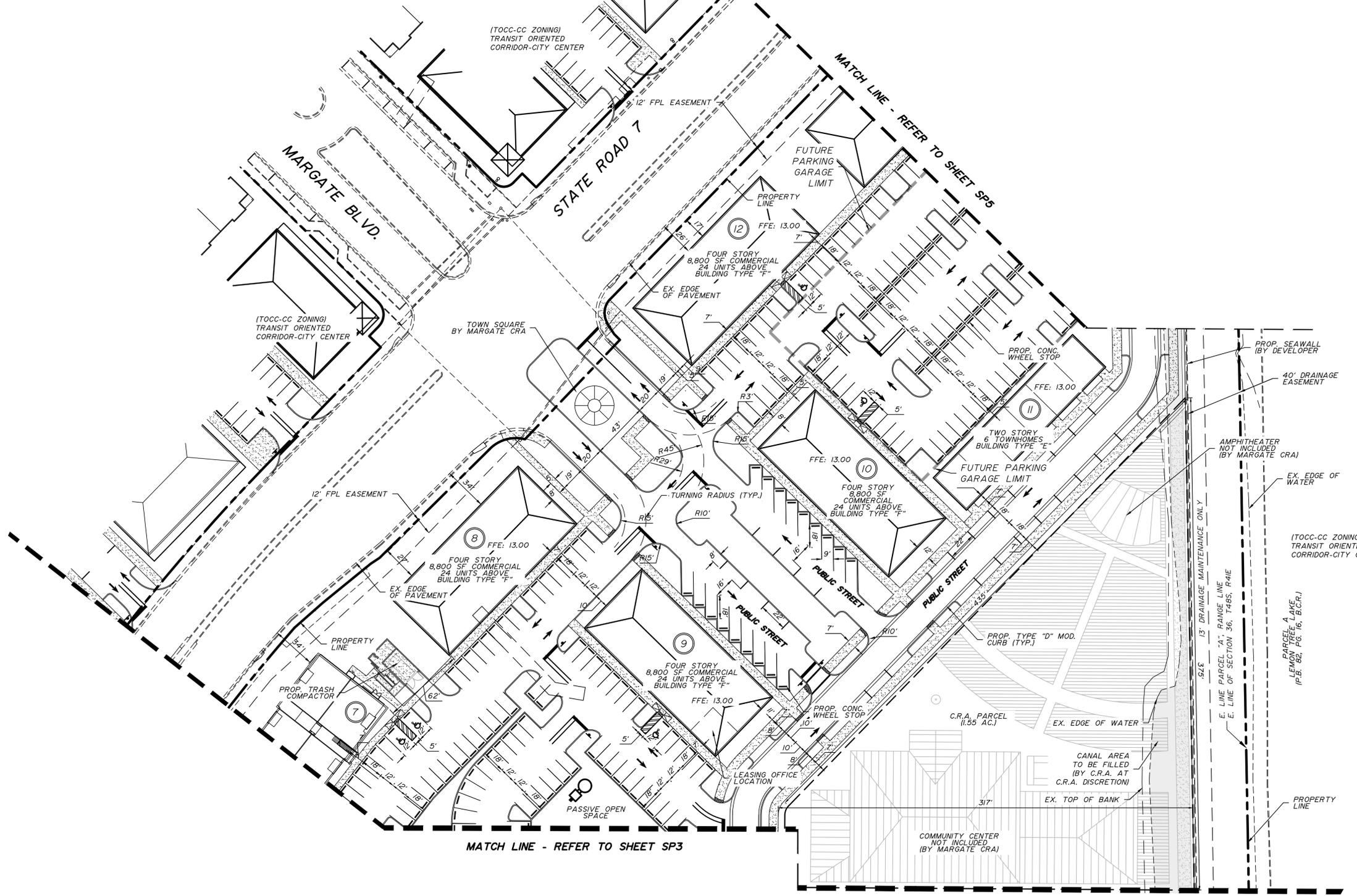
Engineer of Record: CARLOS J. BALLBE'
 Registered Engineer Number: _____ Date: 5/9/2017
 State of Florida: 41811

SITE PLAN PHASE ONE
MARGATE CITY CENTER
NEW URBAN COMMUNITIES

Project Number:
201707
 Sheet Number:
SP3



KEY MAP



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

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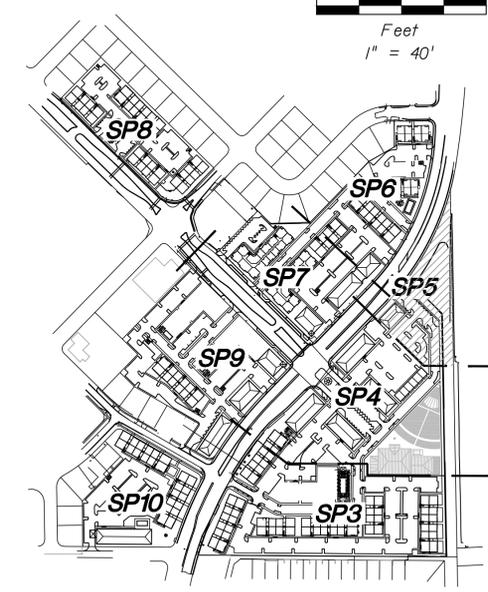
Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: _____
 State of Florida
 Date: 5/9/2017
 41811

SITE PLAN PHASE ONE
 MARGATE CITY CENTER
 NEW URBAN COMMUNITIES

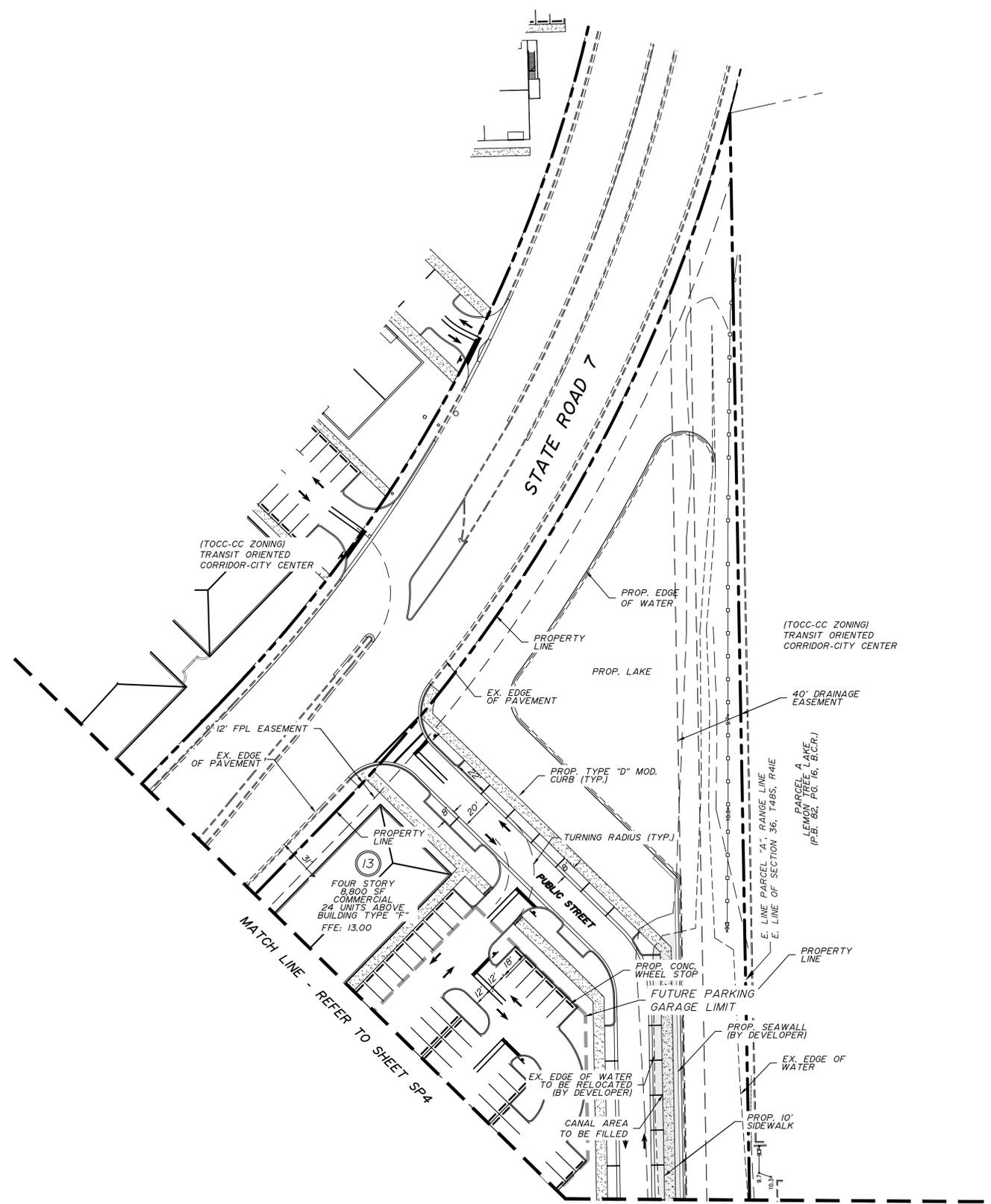
Project Number:
 201707
 Sheet Number:
 SP4



0 40 80
Feet
1" = 40'



KEY MAP



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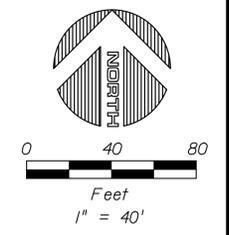
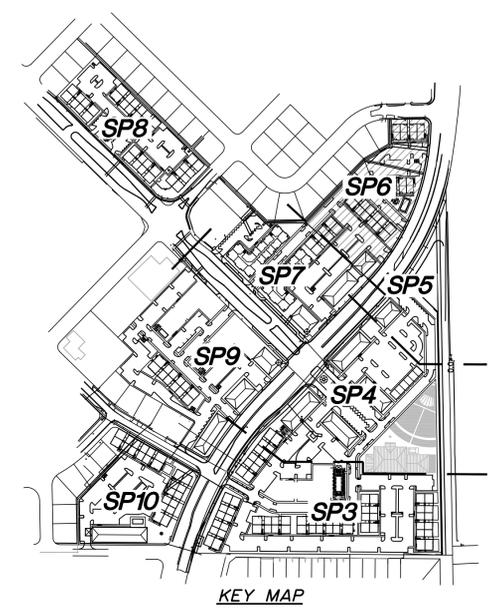
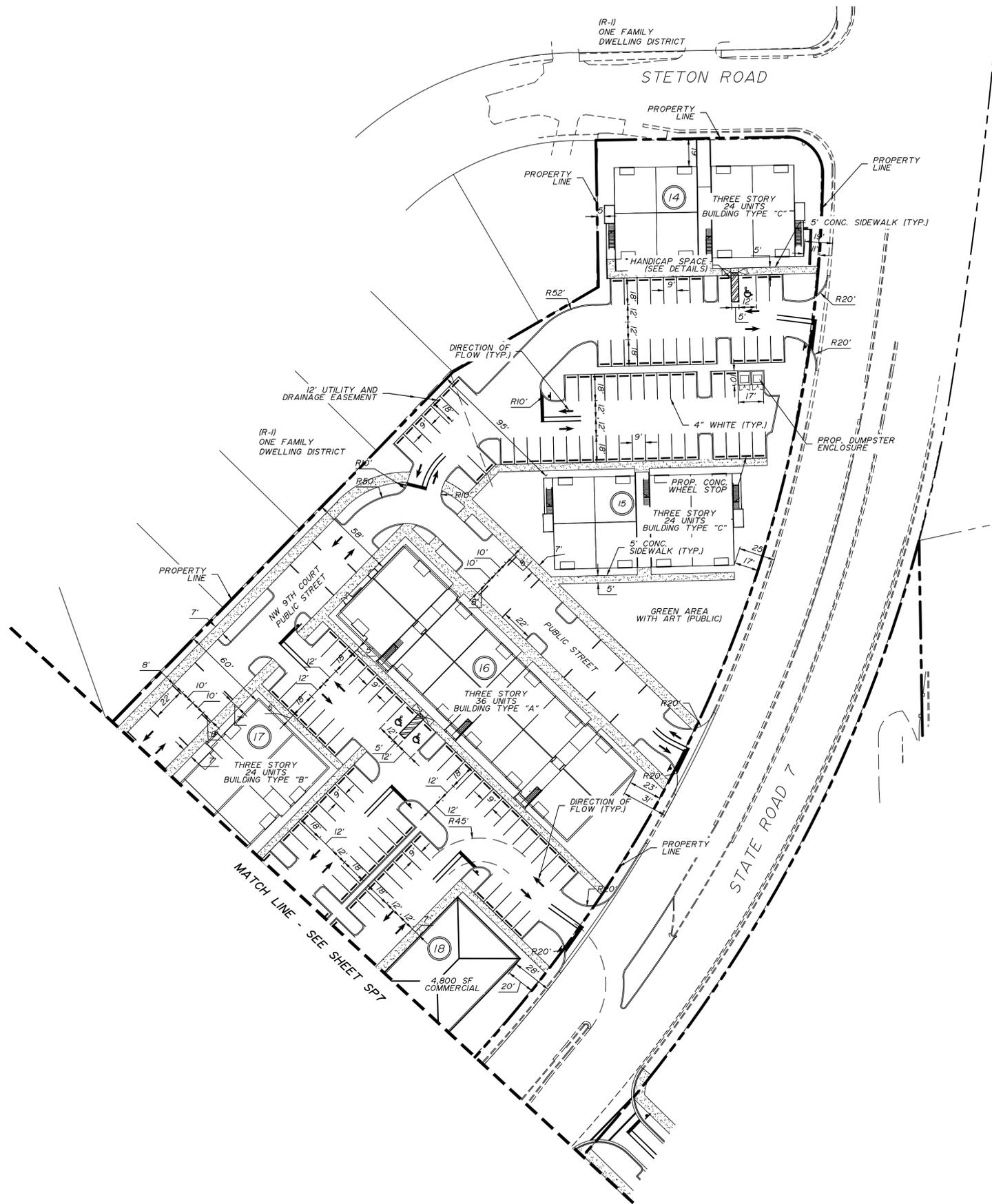
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 Registered Engineer Number: _____ Date: 5/9/2017
 State of Florida: 41811

SITE PLAN PHASE ONE
 MARGATE CITY CENTER
 NEW URBAN COMMUNITIES

Project Number:
 201707
 Sheet Number:
 SP5



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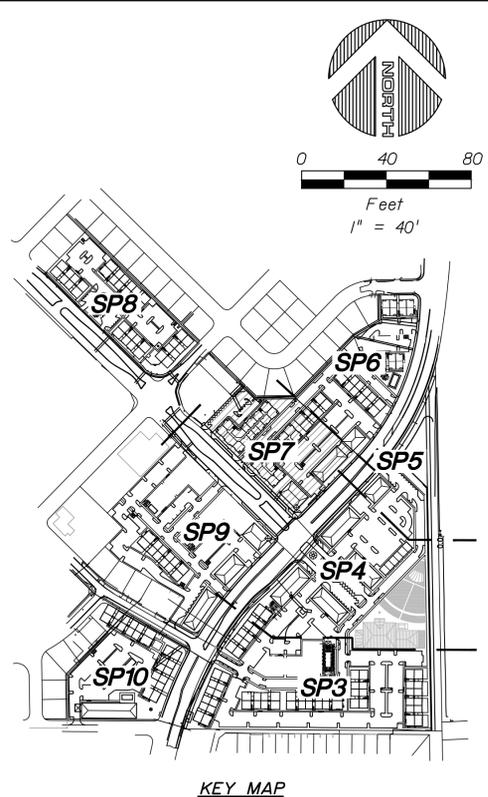
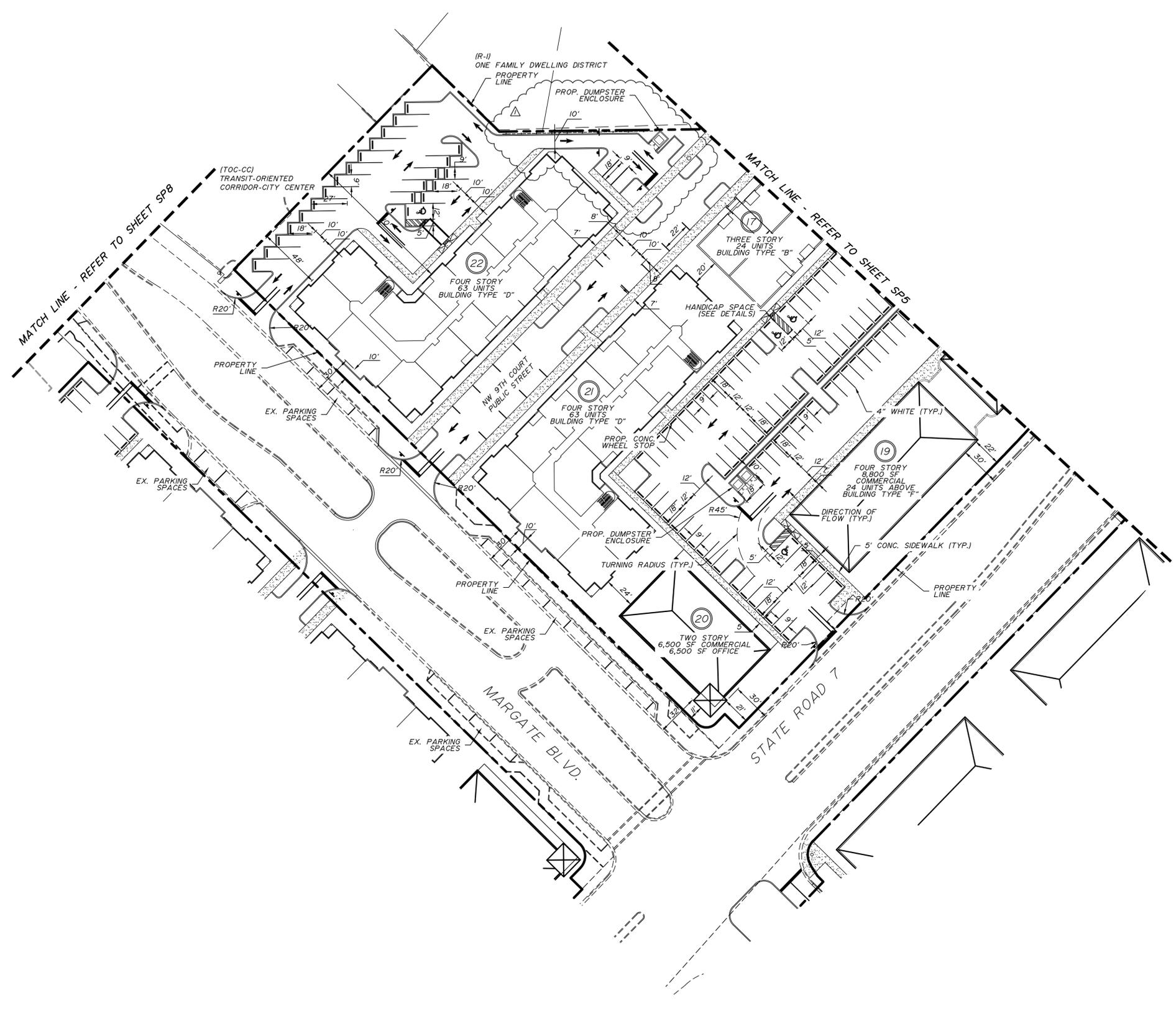
2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
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 Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: _____ Date: 5/9/2017
 State of Florida: 41811

SITE PLAN - PHASE TWO
MARGATE CITY CENTER
 NEW URBAN COMMUNITIES

Project Number:
201707
 Sheet Number:
SP6

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



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

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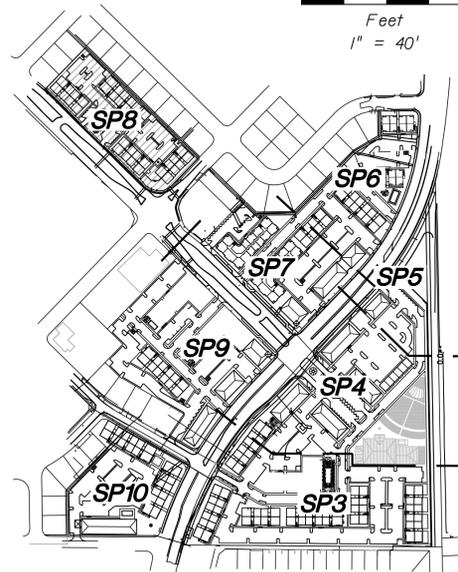
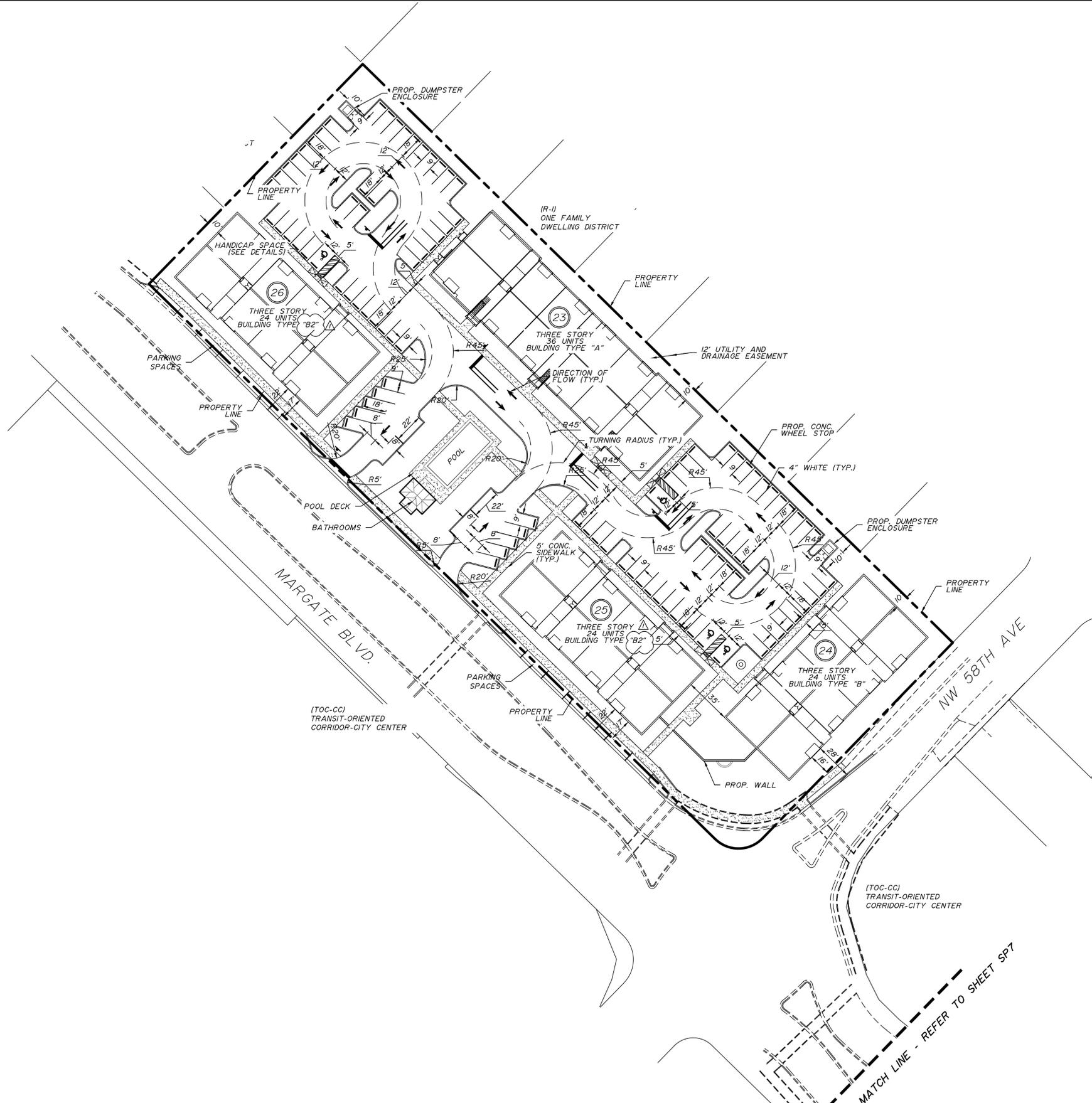
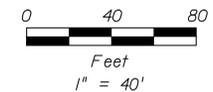
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Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: _____ Date: 5/9/2017
 State of Florida: 41811

SITE PLAN - PHASE TWO
MARGATE CITY CENTER
 NEW URBAN COMMUNITIES

Project Number:
201707
 Sheet Number:
SP7



KEY MAP

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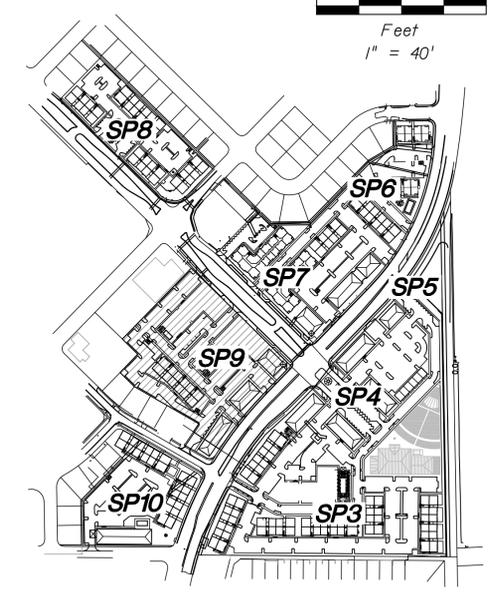
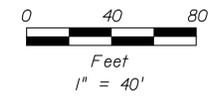
Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: _____
 State of Florida Date: 5/9/2017
 41811

SITE PLAN - PHASE TWO
 MARGATE CITY CENTER
 NEW URBAN COMMUNITIES

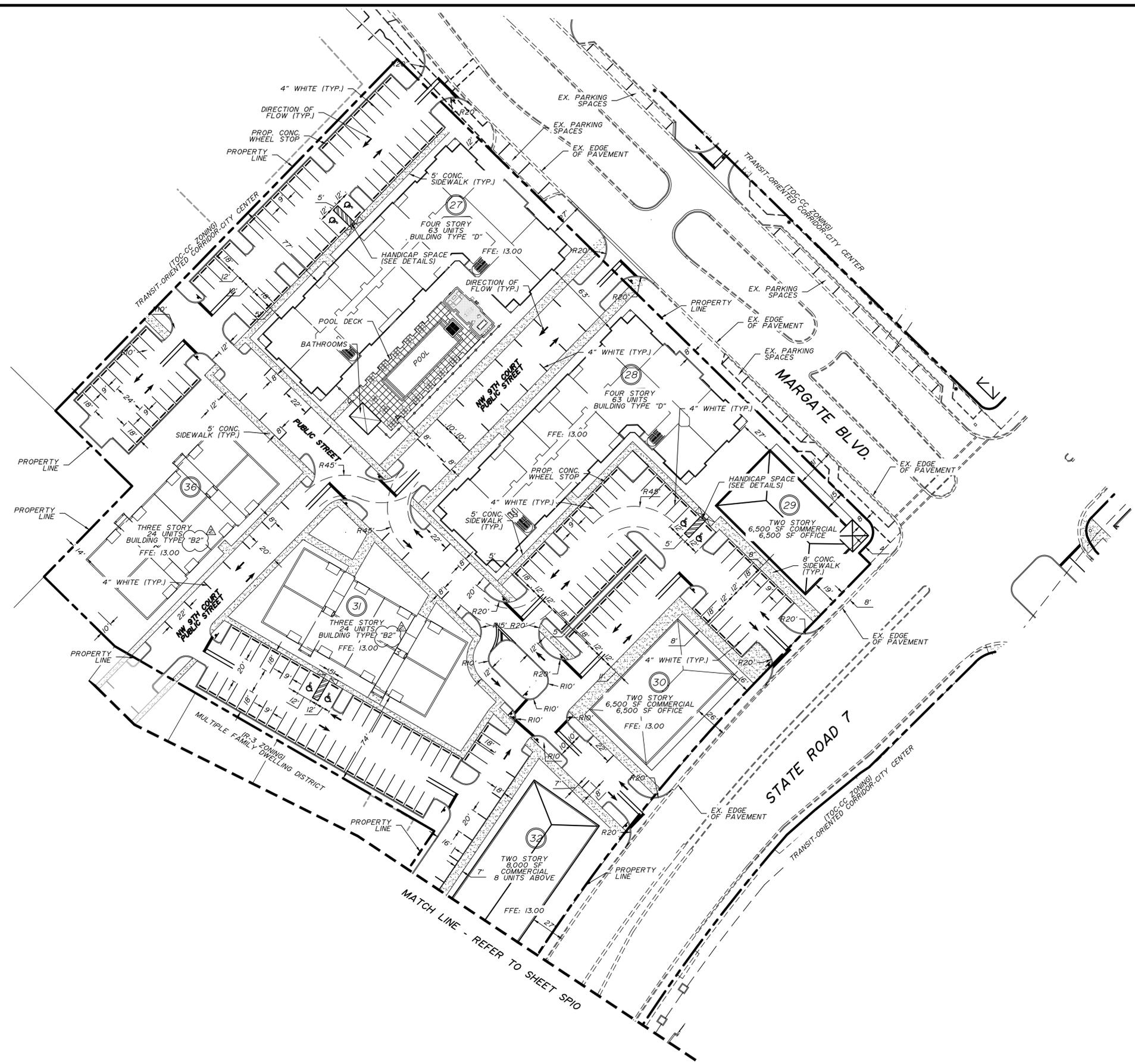
Project Number:
 201707
 Sheet Number:
 SP8

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

5/9/2017 C.J.B. REV. PER C.R.A. COMMENTS



KEY MAP



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
▲	05/9/2017	RAC	REVISED PER CRA COMMENTS #2				
▲	04/25/2017	RAC	REVISED PER CRA COMMENTS #1				

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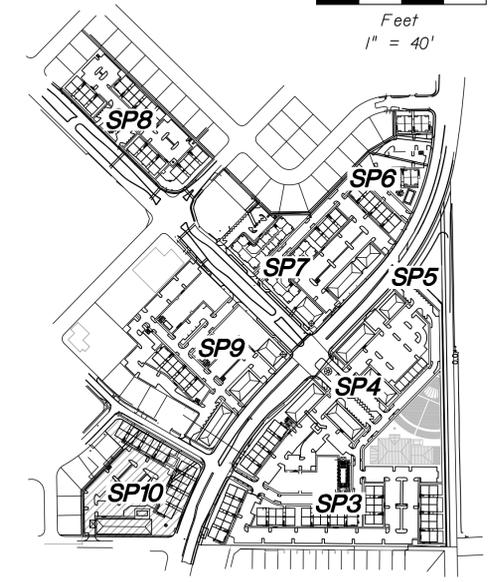
Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: _____
 State of Florida Date: 5/9/2017
 41811

SITE PLAN - PHASE THREE
 MARGATE CITY CENTER
 NEW URBAN COMMUNITIES

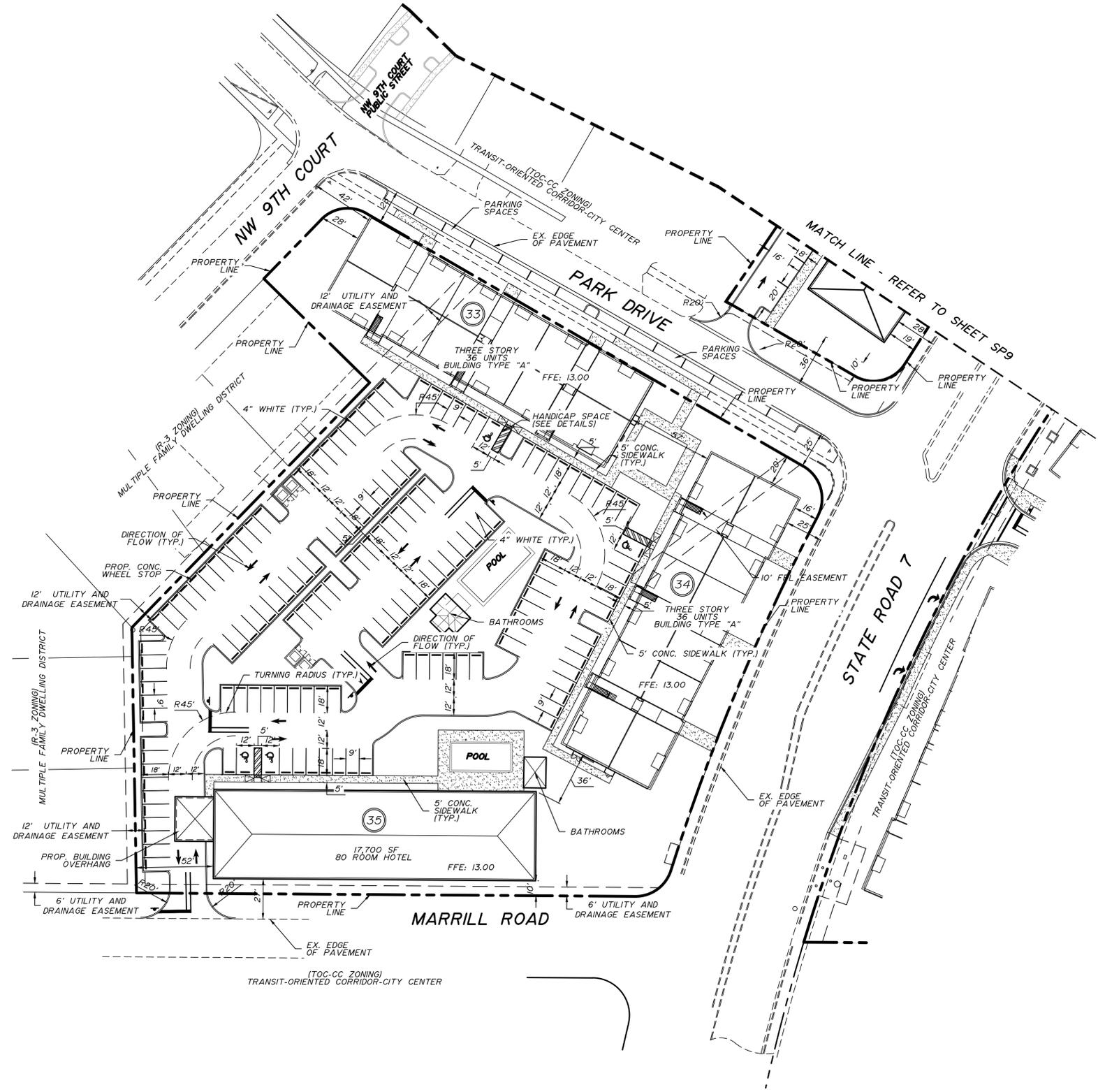
Project Number:
 201707
 Sheet Number:
 SP9



0 40 80
Feet
1" = 40'



KEY MAP



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 Fort Lauderdale, Florida 33306
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Engineer of Record: CARLOS J. BALLBE'
 Registered Engineer Number: _____
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 41811

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	6	24	0	36	
	2	3 STORY WALKUP	B	3	9	12	0	24	
	3	3 STORY WALKUP	A	6	6	24	0	36	
	4	3 STORY WALKUP	B	3	9	12	0	24	
	5	3 STORY WALKUP	A	6	6	24	0	36	
	6	4 STORY ELEVATOR	D	7	44	1	0	52	
	7	3 STORY WALKUP	A	6	6	24	0	36	
		Subtotal REF. Section SP3		37	86	121	0	244	
	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		37	152	181	0	370	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	6	24	0	36	
	17	3 STORY WALKUP	B	3	9	12	0	24	
		Subtotal REF. Section SP6		9	15	84	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	7	44	1	0	52	
	22	4 STORY ELEVATOR	D	7	44	1	0	52	
		Subtotal REF. Section SP7		14	100	14	0	128	26,800
2W	23	3 STORY WALKUP	A	6	6	24	0	36	
	24	3 STORY WALKUP	B	3	9	12	0	24	
	25	3 STORY WALKUP	B2	3	15	0	0	18	
	26	3 STORY WALKUP	B2	3	15	0	0	18	
		Subtotal REF. Section SP8		15	45	36	0	96	
		PHASE 2 TOTAL		38	160	134	0	332	26,800
3N	27	4 STORY ELEVATOR	D	7	44	1	0	52	
	28	4 STORY ELEVATOR	D	7	44	1	0	52	
	29	COMMERCIAL	COM	0	0	0	0	0	13,000
	30	COMMERCIAL	COM	0	0	0	0	0	13,000
	31	3 STORY WALKUP	B2	3	15	0	0	18	
	32	2 STORY MIXED-USE	F2/8	0	6	2	0	8	8,800
	36	3 STORY WALKUP	B2	3	15	0	0	18	
		Subtotal REF. Section SP9		20	124	4	0	148	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		32	160	28	0	220	34,800
		PROJECT TOTAL		107	472	343	0	922	105,400
		% By BR		11.61%	51.19%	37.20%	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	922	
PARKING REQUIREMENT	1	SPACE/UNIT
RESIDENTIAL PARKING REQUIRED	922	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 NUMBER OF PARKING SPACES REQUIRED		
TOTAL NUMBER OF PARKING SPACES PROVIDED	1,318	
TOTAL NUMBER OF HANDICAP PARKING SPACES REQUIRED		
TOTAL NUMBER 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-6	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	370	UNITS
PHASE TWO	332	UNITS
PHASE THREE	220	UNITS
TOTAL NUMBER OF UNITS	922	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

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

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 Civil Engineering • Planning • Surveying

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SITE DATA

MARGATE CITY CENTER
 NEW URBAN COMMUNITIES

Project Number:
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