

Marquesa Plat

April 6, 2022

City Commission

ID 2022-143

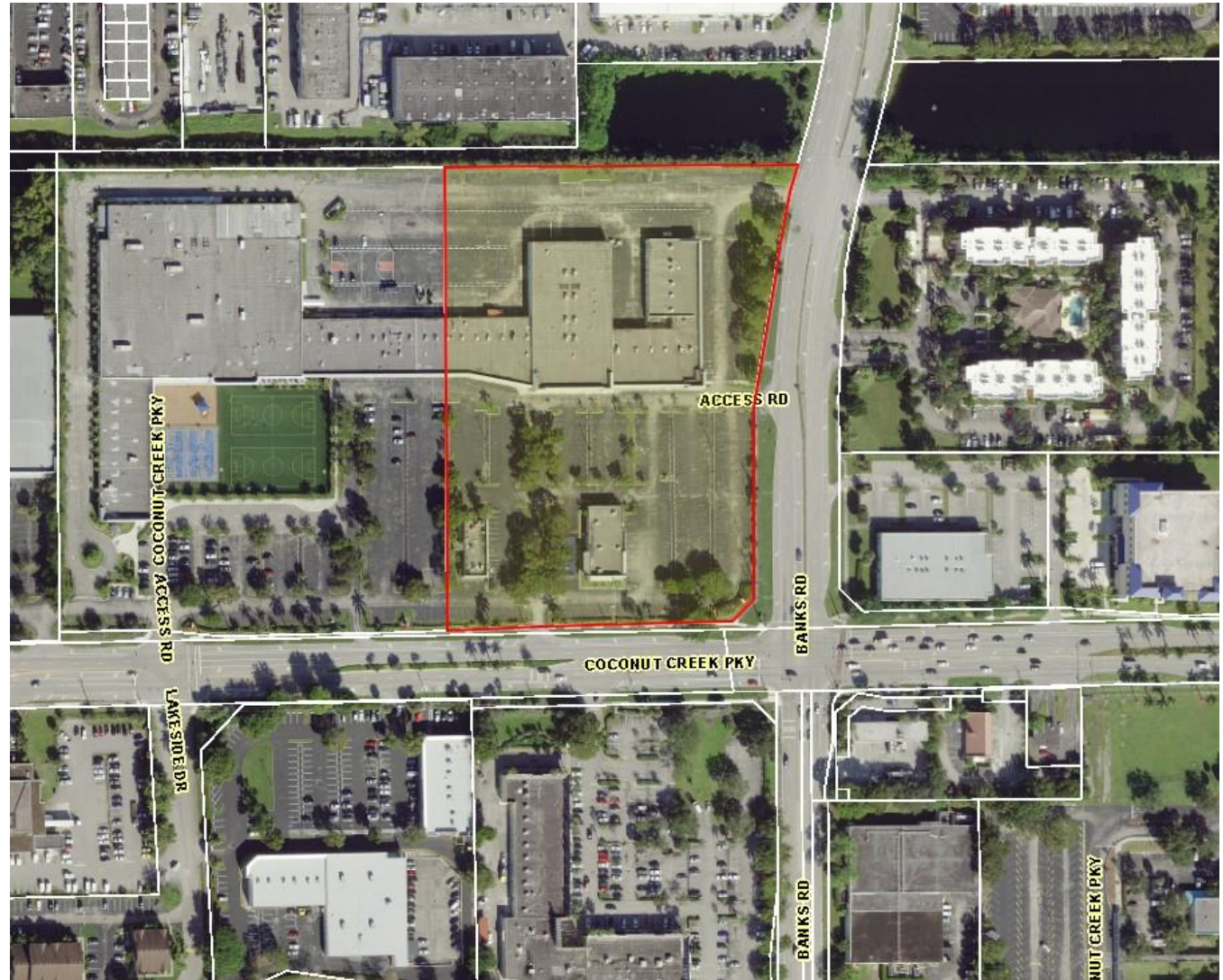
Presentation

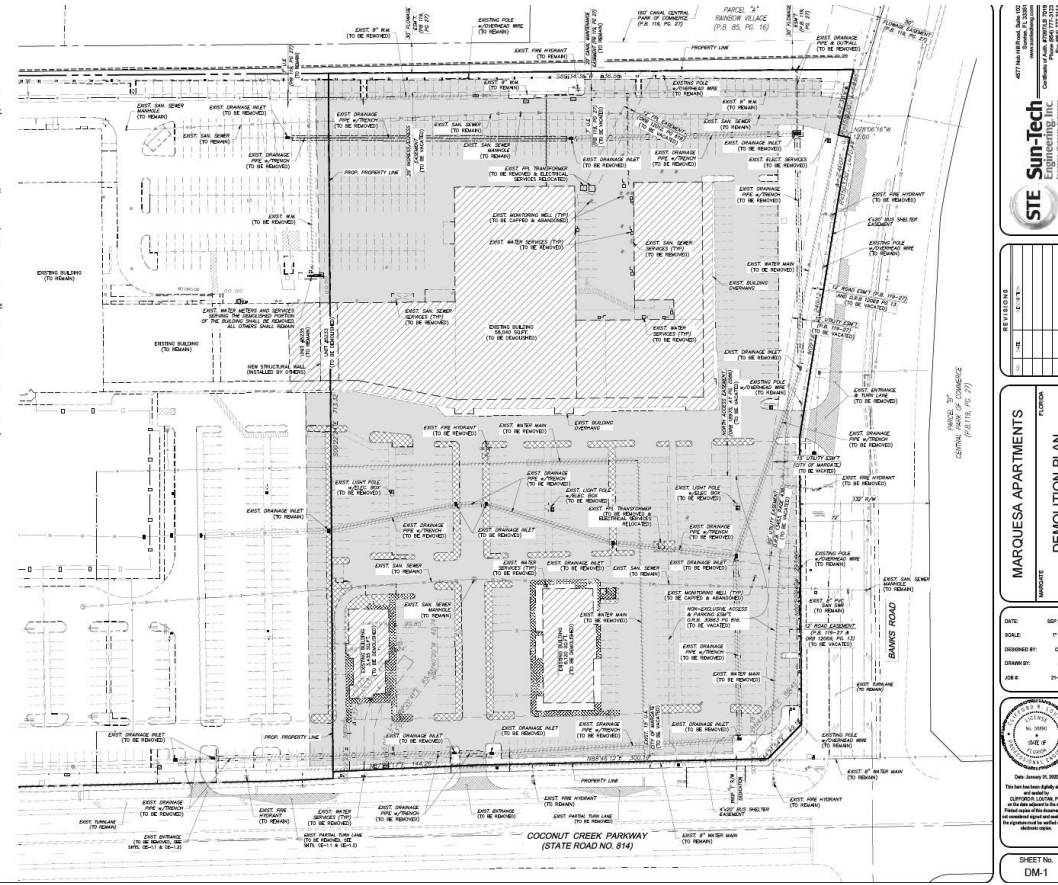
- I. Subject Property
- II. Process and Criteria
- III. Recommendation



Subject Property:

- Activity Center Land Use
- TOC-C Corridor Zoning
- Central Business District
- CRA
- Flex Zone 35



[illegible]

Demolition Plan: 67,595 SF



Proposed Plat



LEGAL DESCRIPTION

MARQUESA

U.S. 441 SBT

NW 15TH ST

COPPIN RD

LYONS 50

BANKS 50

THIS PLAT

BANKS 50

LYONS 50

COCONUT CREEK PARRY

ATLANTIC BLVD

FLORIDA TURNPIKE

LOCATION MAP

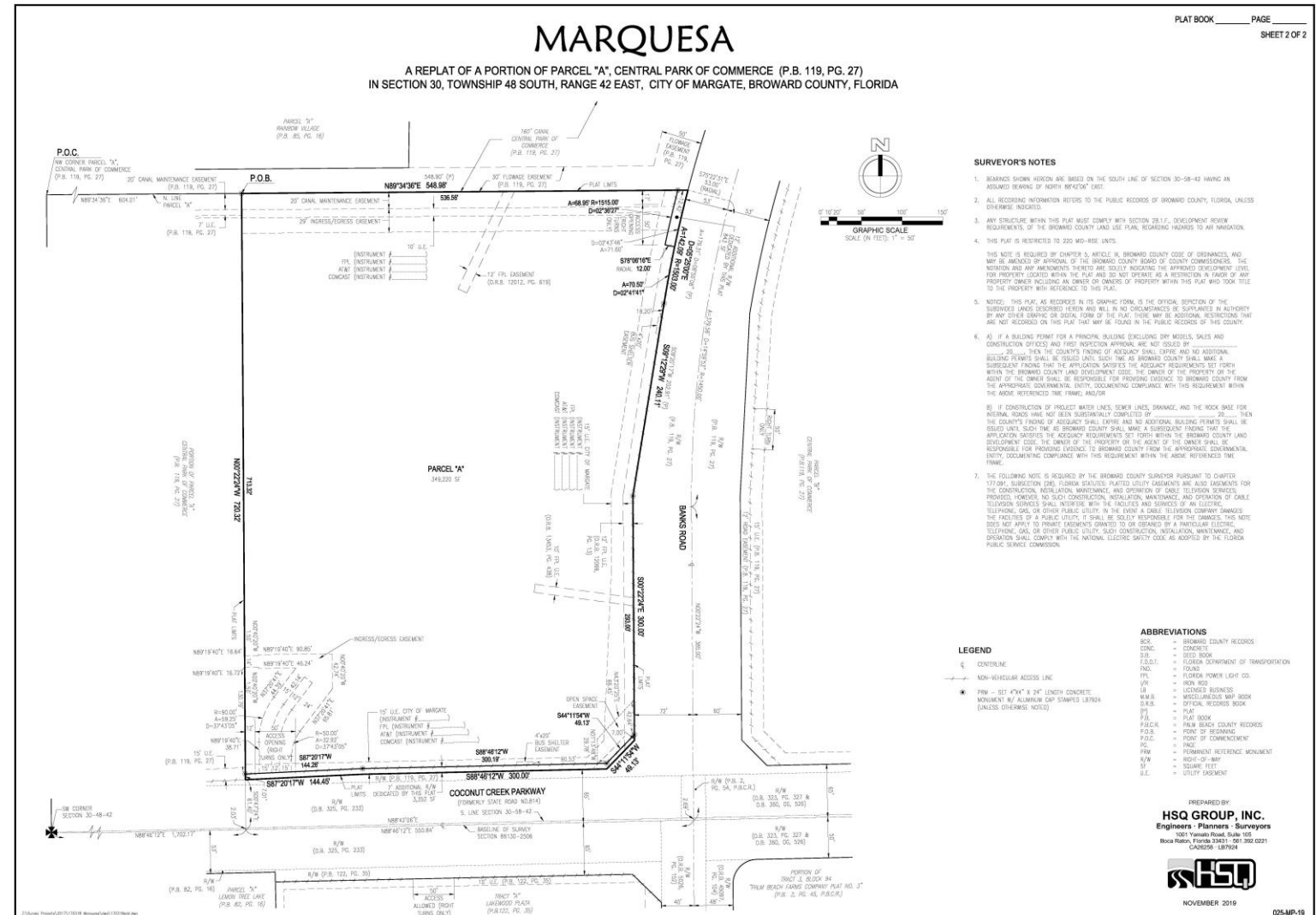
NOT TO SCALE

TC MC MARGATE APARTMENTS, LLC	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	CITY COMMISSION	CITY ENGINEER	SURVEYOR
						025-MP-16



Proposed Plat

8.113 acres



City Commission

➤ Plat Approval

- Flex Units
- Parks and Recreation Contribution

Proposed Plat

Requesting:

92 TOC dwelling units

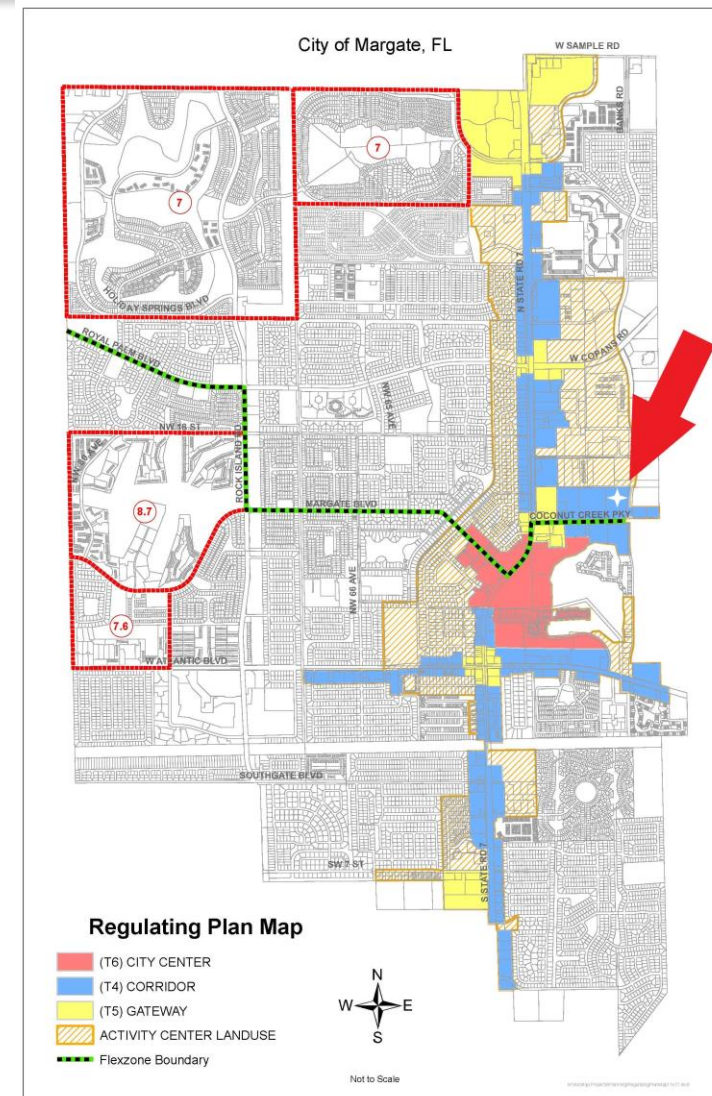
128 Flex units

Plat Note:

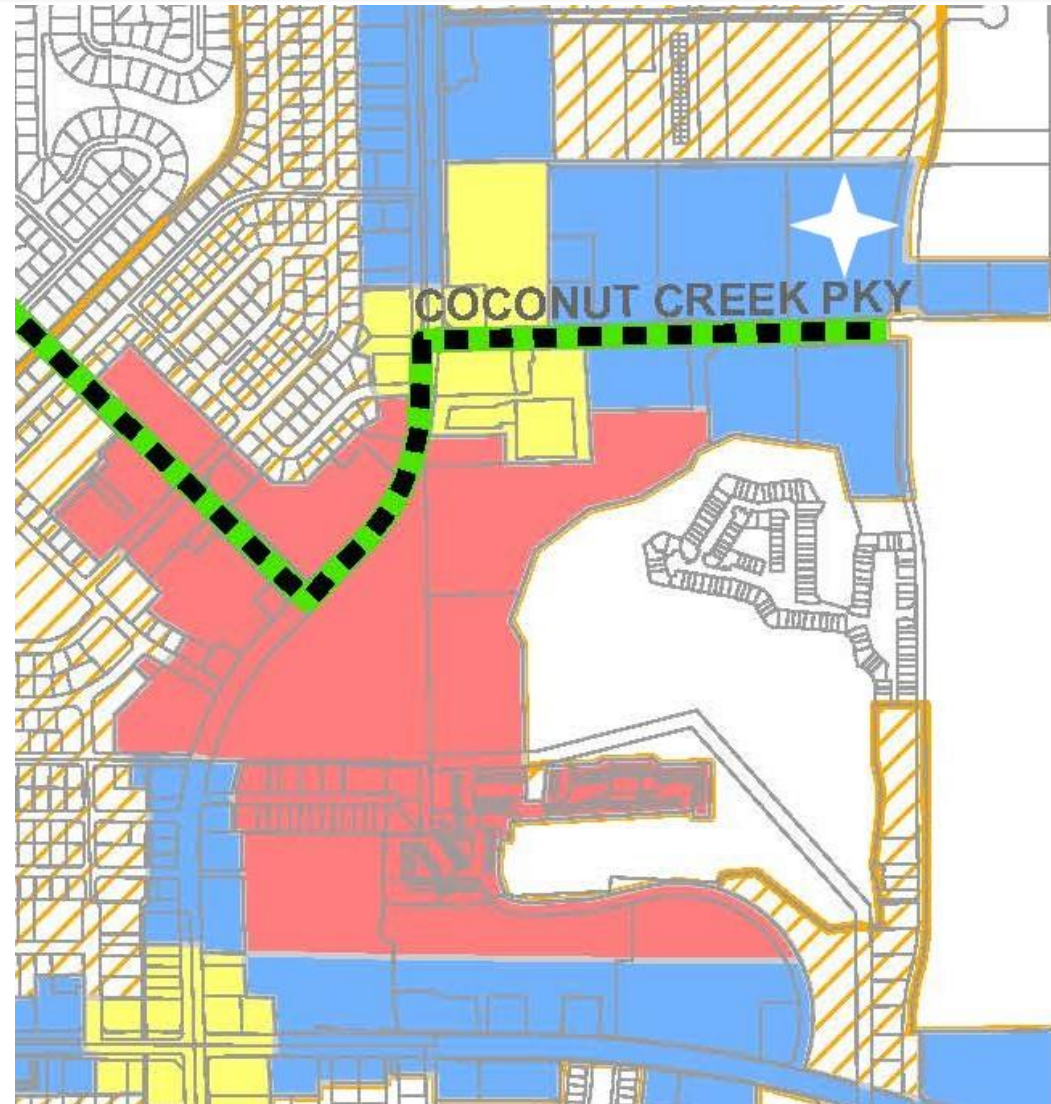
“THIS PLAT IS RESTRICTED TO 220 MID-RISE UNITS.”



Dwelling Units



Dwelling Units



220 Dwelling Units

Bedroom Mix:

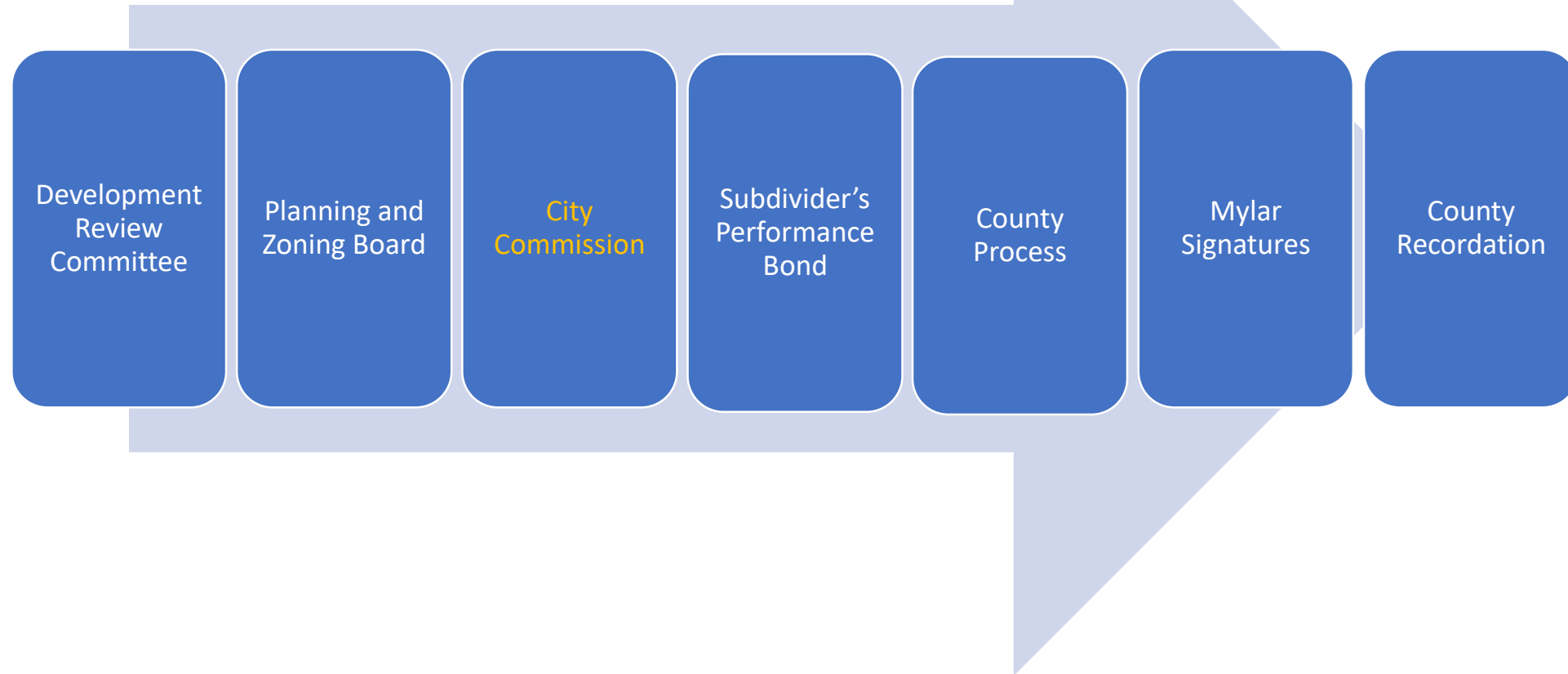
68 1-bedroom

120 2-bedroom

32 3-bedroom



Plat Process



City Requirements – Chapter 31

➤ Article II – Platting Regulations

→ Section 31-18 Procedure for preparation and filing of plats (Code of the City of Margate)

☐ **Procedure:** Sketch Plat, Over-All-Plan, Preliminary Plats, and Final Plats

☐ **Required features:** Subdivision name, north arrow, scale, date, name of registered engineer or surveyor, all existing watercourses, all existing streets and alleys on or adjacent, all existing property lines, easements, and R-O-W, location and width of all proposed streets, alleys, R-O-W, proposed lots, public areas, location sketch, relationships to section corners, street names, Lot and Block Numbers or designations, Horizontal control points, Block corner radii, Lot dimensions, arc length, angles or bearings, centerline dimensions, dedication by owner, acknowledgement of dedication by notary, surveyor's certificate, City Commission approval, Planning Board approval, Section, Township, and Range, Legal Description, Mortgagee approval(s), City Engineer's approval, County Engineer's approval, Certificate of Clerk of the Circuit Court

City Requirements – Chapter 31

Article III – Development Review Committee

- ☐ Section 31-37 Development presumed to have maximum impact permitted; use of site plan to assess maximum impact
 - DRC used site plan to assess maximum impact
 - Site plan was attached for reference only

Flex Units

- Flex units can only be assigned by the City Commission

- Broward affords contiguous cities an opportunity for a compatibility review
 - ☐ Coconut Creek & Broward notified February 7th
 - ☐ Compatibility review was not requested

Flex Units

Applicant requested **128** Flex units

Flex Zone 35:

- **219** Flex units available
- If approved, **91** Flex units will remain available

TOC Units

Applicant requested **92** TOC units

North of City Center:

- **93** units available
- If approved, **1** TOC unit will remain available North of City Center

Parks and Recreation – Sec. 31-19(E)

- “Where the area to be platted is less than sixty (60) acres, the developer shall place a sum equal to five (5) per cent of the value of the land in the city's parks and recreation fund”
- “The aforementioned value shall be the current appraised value of the land subdivided without improvements and ***shall be determined jointly by the city commission and the subdivider.***”

Parks and Recreation – Sec. 31-19(E)

➤ Applicant's Appraisal:

\$8,800,000 ("As Is Market Value – Vacant Land")

➤ 5% - \$440,000 contribution




Property Tax

➤ 2021:

\$121,230.08

bcpa.net/RecInfo.asp?URL_Folio=484230170193

Maps ADP Code of Ordinanc... Records Statutes & Constitu... Date Calculator NavLine Login UF/IFAS Extension AICP Important Co... HP 12C emulator Other bookmarks



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount.
If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you.
If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

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[Click here to display your 2021 TRIM Notice.](#)

Site Address	5203-5231 COCONUT CREEK PARKWAY, MARGATE FL 33063	ID #	4842 30 17 0193
Property Owner	TC MC MARGATE APARTMENTS LLC	Millage	1212
Mailing Address	3850 BIRD RD 8TH FLOOR CORAL GABLES FL 33146	Use	11-05

Abbreviated Legal Description	CENTRAL PARK OF COMMERCE 119-27 B POR PAR A DESC AS: COMM NW COR PAR A, E 604.01 TO POB, E 548.98 TO P/C, SLY 142.09, SLY 240.11, S 300, SW 49.13, W 300, WLY 144.45, N 720.32 TO POB
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The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

! It's IMPORTANT THAT YOU KNOW:

The 2022 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2021 Exemptions and Taxable Values as reflected on the Nov. 1, 2021 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$3,534,920	\$2,005,330	\$5,540,250	\$5,540,250	
2021	\$3,534,920	\$2,005,330	\$5,540,250	\$5,540,250	<u>\$121,230.08</u>
2020	\$3,534,920	\$2,015,080	\$5,550,000	\$5,550,000	\$121,251.43

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$5,540,250	\$5,540,250	\$5,540,250	\$5,540,250
Portability	0	0	0	0

Property Tax

➤ Applicant's Appraisal:

\$4,400 per unit

\$968,000

Marquesa Apartments

Ad Valorem Tax Analysis

➤ Net Increase:

\$846,769.92

Assessments in Margate are slightly lower than Coconut Creek. The real estate taxes are estimated above Celebration Pointe due to the newness of the subject and below the Coconut Creek properties. The real estate tax is estimated as follows:

REAL ESTATE TAX ESTIMATE- MARKET	
Number of Units	220
Taxes per Unit	\$4,400
Total	\$968,000

Application History

- First Site Plan: May 11, 2017
- Plat Review:
 - March 13, 2018 – DRC
 - November 13, 2018 – DRC
 - November 5, 2019 – Planning & Zoning Board
 - December 8, 2020 – DRC
 - January 25, 2022 – DRC
 - March 1, 2022 – Planning & Zoning Board

November 5, 2019 – Planning & Zoning Board

➤ Applicant to Address Staff Report Conditions:

- 1 – DRC Conditions
- 2 – Capacity Analysis for Wastewater Collection System
- 5 – Banks Road Median
- 6 – Resolve Broward Surface Water License Violation
- 7 – Resolve Alternate Water Storage Issue with Cocomar Water Control District
- 9 – Modify NVAL line on Parcel A, Central Park of Commerce Plat
- ~~10 – Provide 8ft tall Masonry Wall Along North Property Line~~

Staff Comments – January 25, 2022 DRC

No Comment from:

- Building
- Fire
- Public Works
- Police
- CRA

Staff Comments – January 25, 2022 DRC

DEES:

- Easements
 - Require temporary easements prior to final approval, effective until utilities relocated
 - Draft maintenance agreement provided
- Drainage
 - Conceptually approved, final approval with engineering permit
- Utility plan approval
 - Conceptually approved, final approval with engineering permit
- Drainage District Approval
 - Cannot approve final plat without written approval of drainage district
 - Pending application

Staff Comments – January 25, 2022 DRC

DEES:

- Certificate of Title
- Response to comments
- Availability of Potable Water
- Availability of Wastewater Treatment
- Traffic
- Streets, Sidewalks, and Public Places
- Water Distribution System
- Wastewater Collection
- Solid Waste and Recycling

Staff Comments – January 25, 2022 DRC

DSD:

- Lot Size:
 - 8.113 acres (zoning min = 10,000 sqft)
 - 493 ft frontage (zoning min = 100ft)
- Sufficient TOC dwelling units north of City Center
- Sufficient Flex units in Flex Zone 35
- Provide appraisal and payment into Parks and Recreation Trust
- Coordinate with School Board
- Connectivity
- Compatibility

- The Development Review Committee recommended a **conditional approval** on January 25, 2022
- ❑ Staff recommends a **conditional approval**, subject to the following:
 1. The findings and conditions of the DRC
 2. Banks Road median improvement
 3. Decorative pedestrian amenity in open space easement (Fountain, Fire Pit, Statue/Public Art, or Combination thereof)
 4. 8ft tall vinyl fence along north perimeter

- The Planning and Zoning Board recommended a **conditional approval** on March 1, 2022

❑ PZB Conditions:

1. The findings and conditions of the DRC
2. Banks Road median improvement
3. Decorative pedestrian amenity in open space easement (Fountain, Fire Pit, Statue/Public Art, or Combination thereof)
4. 8ft tall vinyl fence along north perimeter

- The Planning and Zoning Board recommended a **conditional approval** on March 1, 2022

- ❑ PZB Conditions (continued):

5. Increase height of surrounding fence from 4ft to 6ft
6. Provide appraisal and color rendering with application to City Commission
7. Design western fence to discourage interaction with the school property

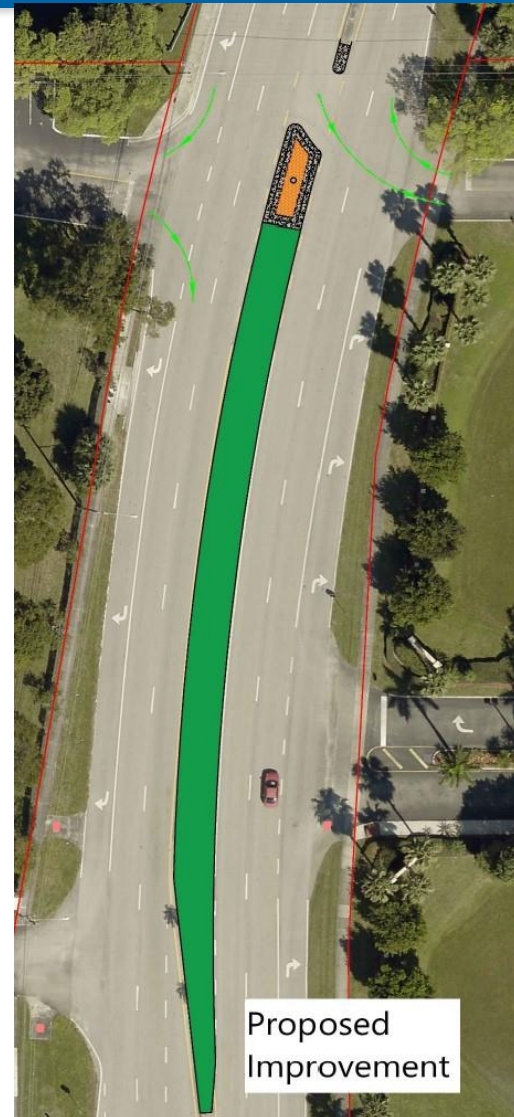


Banks Road





Banks Road



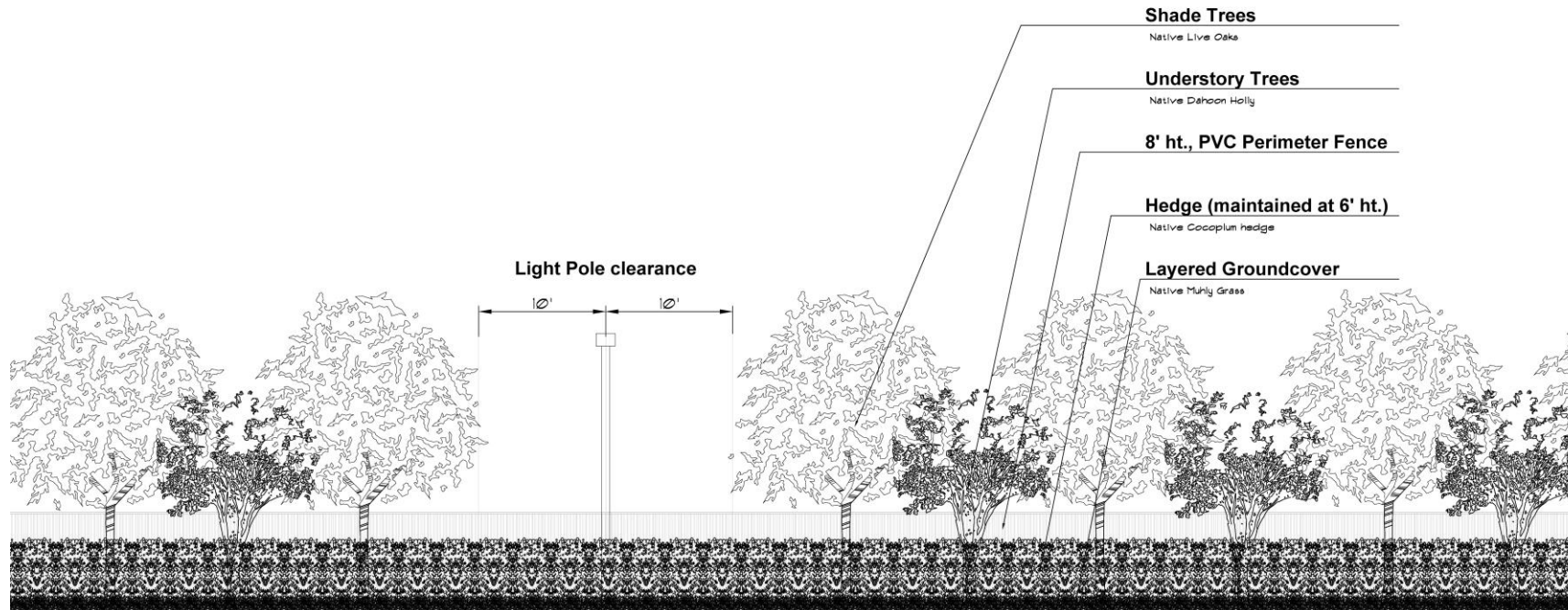
Applicant's Rendering



Applicant's Rendering

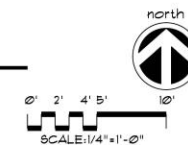


Applicant's Fence Concept



NORTH ELEVATION
MARQUESA APARTMENTS

5203 COCONUT CREEK PARKWAY,
MARGATE, FL. 33063



City Code

➤ Section 9.15 Open Space

- ☐ “(c) Shall provide pedestrian amenities such as benches, waste cans, public art, fountains, etc.”



Applicant's Open Space Concept – PZ SUBMITTAL



FOUNTAIN GRASS
Pennisetum setaceum



FOUNTAIN GRASS
Pennisetum setaceum



RED JATROPHA
Jatropha species



RED JATROPHA
Jatropha species



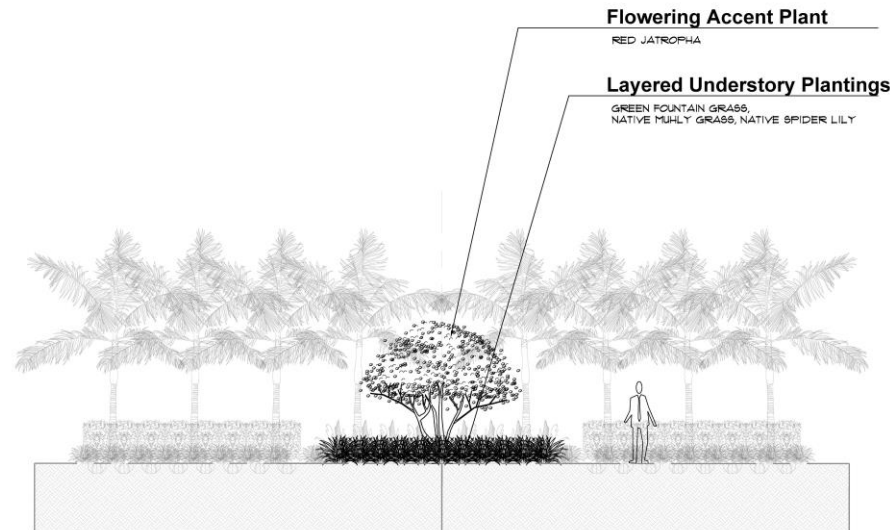
NATIVE SPIDER LILY
Hymenocallis latifolia



NATIVE MUHLY GRASS
Muhlenbergia capillaris



NATIVE MUHLY GRASS
Muhlenbergia capillaris



SOUTHEAST CORNER ELEVATION
MARQUESA APARTMENTS



Applicant's Open Space Concept – CC SUBMITTAL



Applicant's Open Space Concept – CC SUBMITTAL



Applicant's Open Space Concept – CC SUBMITTAL



Staff Recommendation



Staff Recommendation

