

Marquesa Plat

April 6, 2022

City Commission

ID 2022-143



Presentation

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



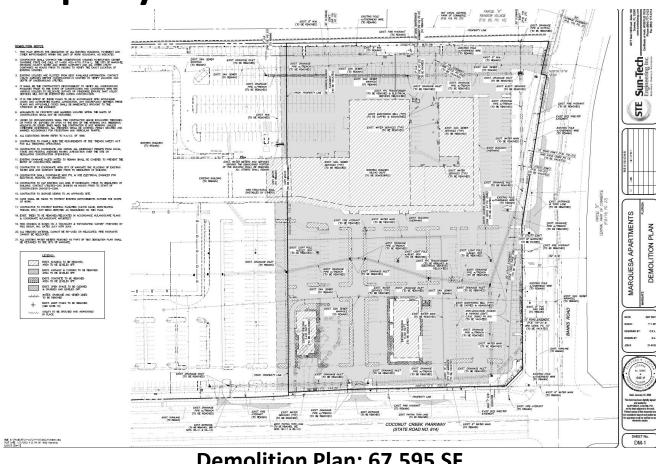
Subject Property:

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





Subject Property



Demolition Plan: 67,595 SF



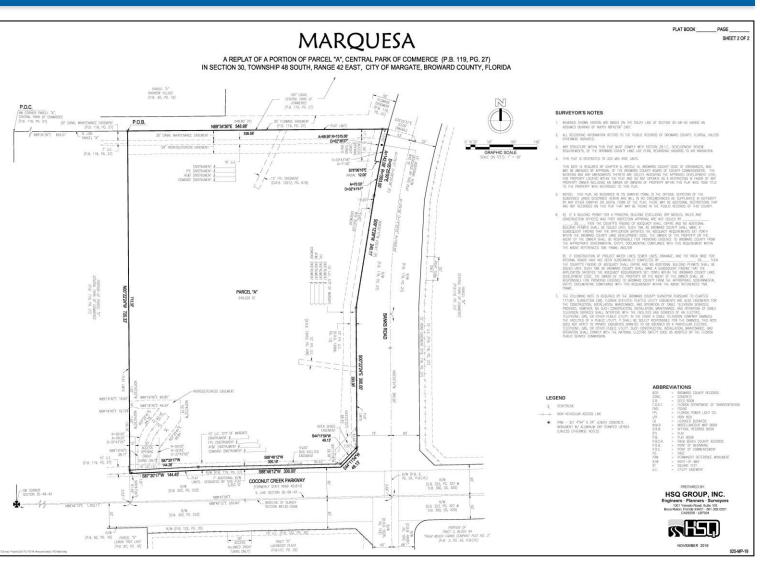
Proposed Plat

PREFARED BY: HSQ GROUP, INC. Engineers - Burveyors	MARQUESA			PLAT BOOK	PAGE _ SHE
1001 Yannato Road, Sulte 105 Boca Raton, Florida 33431 - 581, 392,0221 CASECE - LBT9024	A REPLAT OF A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE (P.B. 119, PG. 27) IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORID)A			
NOVEMBER 2019	COPAIS RD				
LEGAL DESCRIPTION A ROTTON OF PARCEL 'N', CORTINA, PARK OF COMMERCE, ACCORDING TO THE RUIT THEREOF AS RECORDED BY A PATO ON THE NOSE 27, OF THE PARILL RECORDS OF BROWNED COUNTY, FLORIDA, BERNA MORE PARTICLARRY DESCRIBED AND FOLLOWS. COMMENCING AT THE RECORDER OF GROUND A FOLLOWS. COMMENCING AT THE VERYINGEST COMESS OF SADD PARCEL, 'N', PROCES MOTH METHER THAT ALLOWS THE PARCE HOTTON BY A PROVINCE OF BROWNING, THEREOF CONTINUES WORTH STAYLED FOR A CAND THE AND A PARCE NOT THE PARK THAT AND A PARCE NOT THE PARK THAT AND A PARCEL 'N', A PARCE NOT THE PARK THAT AND A CONTINUE AND A PARCEL 'N', A PARCEL 'N', A PARCEL 'N', A PARCEL N', A	B S S THIS PLAT COCCOUNT CHEEK PROPEY B S S S S S S S S S S S S S S S S S S	BROWARD COUNTY PLANNIN THIS BY DERRIFT HAT BROWARD SIBECT TO ITS CAMPLAGE WITH REPOWARD THAT FROM THE MATTER BY CAMBERGEON MOVE DATE AND IS APPROVED AND ACC. BY EXECUTIVE DIRECTOR OF DESIGNA	D COUNTY PLANNING COUNCIL ARD TO THE DEDICATION OF F 20 21 22 23 24 25 26 27 27 28 29 20 20 20 20 20 20 20 20 20	FLANNING COUNCIL OF TH	<u>e</u>
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WITHESSAFT HAVO AND OFFICIAL SEAL THE DAY OF	TO ME MANDATE COUNTY GOOD APPETRINTS LLC CRAMPSION PAIDS	NTY COUNTY	CITY	CITY	Su



Proposed Plat

8.113 acres





City Commission

- ➤ Plat Approval
 - Flex Units
 - Parks and Recreation Contribution



Proposed Plat

Requesting:

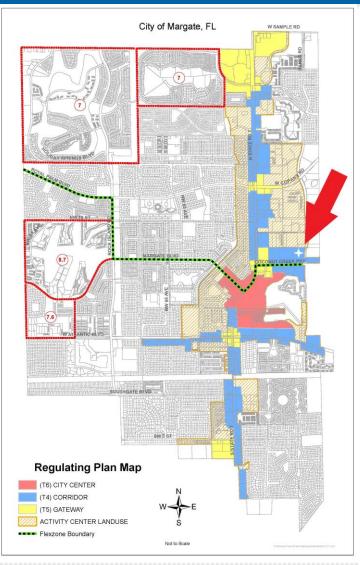
92 TOC dwelling units 128 Flex units

Plat Note:

"THIS PLAT IS RESTRICTED TO 220 MID-RISE UNITS."

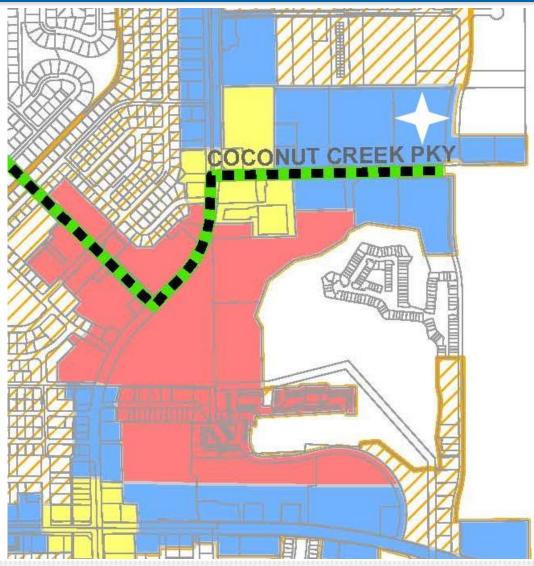


Dwelling Units





Dwelling Units





220 Dwelling Units

Bedroom Mix:

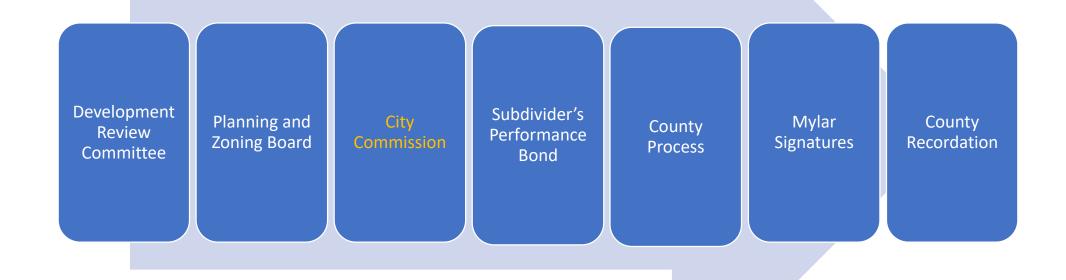
68 1-bedroom

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 <u>Final Plats</u>
 - 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 asses 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")

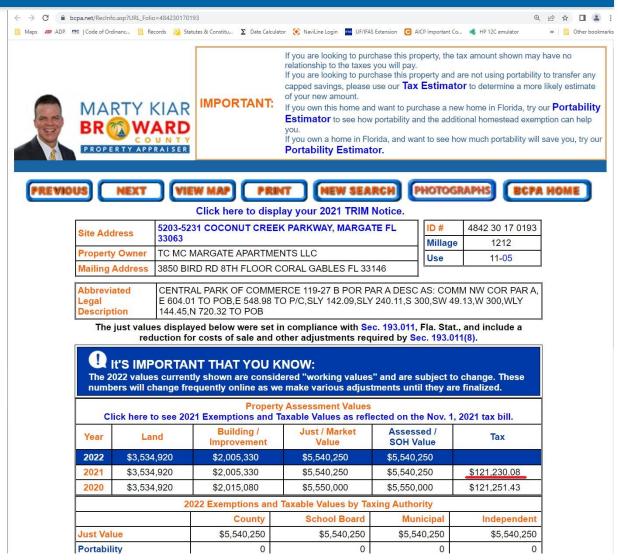
> 5% - \$440,000 contribution



Property Tax

> 2021:

\$121,230.08





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



No Comment from:

- Building
- Fire
- Public Works
- Police
- CRA



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



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



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
 - 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
 - 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

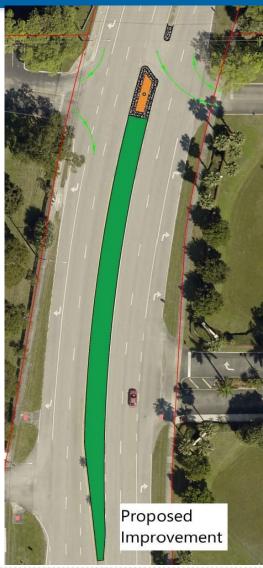


Banks Road





Banks Road





Applicant's Rendering



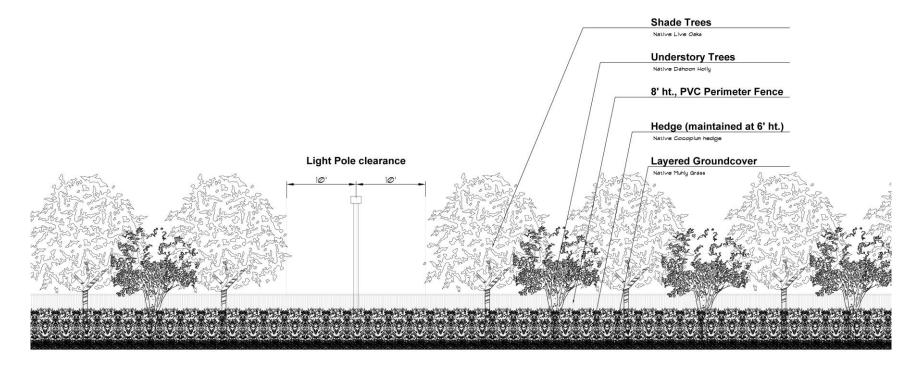


Applicant's Rendering





Applicant's Fence Concept







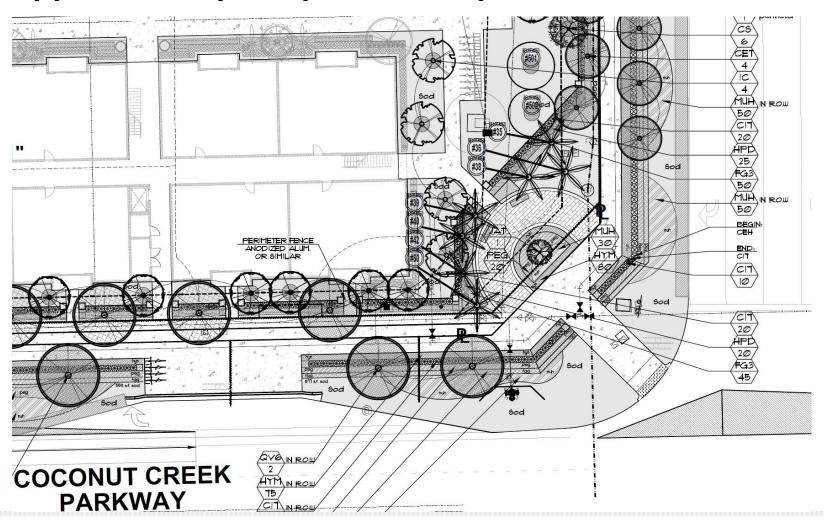
City Code

➤ <u>Section 9.15</u> Open Space

"(c) Shall provide pedestrian amenities such as benches, waste cans, public art, fountains, etc."



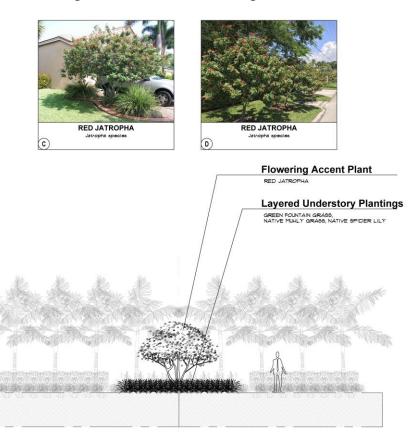
Applicant's Open Space Concept – DRC SUBMITTAL

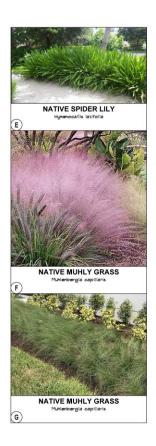




Applicant's Open Space Concept – PZ SUBMITTAL







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

