



**Development Services Department**

**Nove of Margate**  
**LUPA, Rezoning, & Subdivision**  
**Resurvey**

**October 16, 2024, City Commission Meeting**





- *7870 Margate Blvd*
- *2024 BCPA Aerial*
- *Current Condition*
- *21.3 acres (net)*

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- 2024 BCPA Aerial
- Current Condition
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*Redevelop golf course to 132 townhouses*

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## **APPLICATIONS:**

- 1) *Land Use Plan Amendment (LUPA)*
- 2) *Rezoning*
  - a) *Site Plan as an exhibit*
- 3) *Subdivision Resurvey*



# Nove of Margate – LUPA

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## Status Update:

- *9/26/2023 DRC*
  - *11/9/2023 Planning & Zoning Board Hearing*
  - *12/6/2023 City Commission Hearing*
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- *12/19/2024 Applicant submittal to County*
  - *1/18/2024 Transmittal to State (City)*
  - *1/19/2024 County accepted application*



# Nove of Margate – LUPA

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## Status:

- *2/16/2024 State Review Complete*
- *4/25/2024 BCPC Hearing*
- *6/4/2024 Broward County Hearing*
- *6/6/2024 Transmittal to State (County)*
- *9/5/2024 Broward County Hearing*
- *10/16/2024 City Commission Hearing*





# Nove of Margate – LUPA

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## Adjustments After First Reading:

- *Map Acreages*
- *Policy Verbiage*
- *Data and Inventory*



# Nove of Margate – LUPA

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## PROPOSED

### Policy 1.2.6:

*For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities pursuant to the City's land use plan amendment process ~~that does not increase the total number of dwelling units or decrease the amount of recreational land or~~ increase the amount of commercial land.*



# Nove of Margate – LUPA

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## Next Steps:

- *BCPC Recertification*
- *Transmit Adopted Amendment to State*





# Nove of Margate – Rezone

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## Ordinance Updates :

- 1) *Code Reference*
- 2) *Applicant contribution*



# Nove of Margate – Subdivision Resurvey

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Required to create 132 lots and amenity parcels

- 1) *Meets design criteria*
- 2) *Application contingent on LUPA and Rezone approvals*



# Nove of Margate – Subdivision Resurvey

DRC

P&Z

City  
Commission

Mylar

Record at  
County



# **Nove of Margate – Subdivision Resurvey**

## **Subdivision Requirements:**

### **1) *Verify lot size* ✓**

- a) PUD minimum = 10ac.*
- b) No minimum for the 132 townhouse lots*

### **2) *Agency Reviews* ✓**

- a) DRC*
- b) City Engineer / Utility Department*
- c) Drainage District*
- d) Planning & Zoning Board*





# Nove of Margate

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## DRC RECOMMENDED CONDITIONAL APPROVAL

- 9/26/23 LUPA & Rezone
- 6/11/24 Subdivision

## PLANNING & ZONING BOARD RECOMMENDED APPROVAL

- 11/9/23 LUPA & Rezone
- 8/13/24 Subdivision

