

BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # 16-2015
HEARING DATE 10/6/2015

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: Celebration Pointe South, LLC Date: 9/3/15

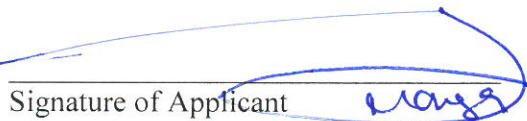
Relationship to Subject Property: Property Owner

Address of Property: 2990 Rancho Blvd, Margate, FL 33063

Legal Description: A portion of Parcel A of the Celebration Pointe Plat, PB 178, page 67 of the BCR.

Describe Variance Requested: Allow garages to count towards overall parking count to meet code requirements per section 33.3(2)(c).

List Details of Hardship: Multifamily units are designed with garages for 184 units. Property residents with garages are required to use the garages for parking of vehicles only. Property manager and property documents mandate resident to use garages for parking vehicles.


Signature of Applicant

Phone # 305-969-2000

12448 SW 127th Ave, Miami, FL 33186

Address

Fax# 305-969-9916

PART II. TO BE COMPLETED BY THE ECONOMIC DEVELOPMENT DEPT.

Describe request and how it varies from the Code: _____

Section of Code involved: _____ Zoning of Property: _____

Have plans been submitted to and approved by the Building Department? _____

Additional Comments: _____

By: _____ Date: _____
Economic Development Director

PART III. TO BE COMPLETED AFTER BOARD OF ADJUSTMENT ACTION.

Board Action: Approved _____ Denied _____ Tabled to: _____

List Any Special Conditions: _____

Chairman of the Board of Adjustment

Date

Secretary of the Board of Adjustment

Date



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

September 8, 2015

Andrew Pinney

City of Margate Department of Environmental & Engineering Services
901 NW 66th Avenue, Suite A
Margate, FL 33063

Re: **CELEBRATION POINTE SOUTH – VARIANCE NARRATIVE**
HSQ Project Number: **1305-26**

Dear Andrew:

The developer of the Celebration Pointe South multifamily residential unit project has designed and proposes to develop an upscale product with larger units and attached one car garages directly associated with individual units. This product is meant to be higher end than phase one (North) to avoid direct competition with itself, but compete with other similar high end communities in the neighboring cities. The Celebration Pointe overall development has been designed to be on concert with the TOC design standards on State Road 7 with higher density product with pedestrian connectivity and local community activities. Both phases have their own multifaceted club house amenities, pools and play grounds. The developer requires two variances from the current code to make this customized residential development succeed with only positive results as follows:

Allow garages to count towards overall parking count per Section 33/3(2)(c).

Celebration pointe North (phase 1) was granted a variance to allow parking in the garages to count towards the overall code requirements by reducing the amount of parking required for the site. The required parking count per code is 2 spaces per unit plus one space per every 5 units for guest parking. The TOC requirements for parking is 1/5 spaces per unit plus one space per every 10 units for guest parking for the properties to the West of this site. Per code requirements we are required 555 parking spaces and are providing 559 parking spaces or 2.2 spaces per unit. The TOC zoning district would require 403 parking spaces. We are requesting 184 garage parking spaces to be counted towards the required parking count. The positive elements provided by granting this variance are as follows:

1. The developer has already reduced the number of possible units of 298 to 252 units which reduces the total number of parking spaces required and number of traffic trips on the surrounding roads.
2. Adding 184 more surface parking stalls to the site would reduce the amount of green space by approximately 1.10 acres. This land is currently used for landscaping, lakes and site amenities.
3. The garages are required to be used for vehicular parking and cannot be enclosed for additional storage or interior rooms.
4. Allowing the garages to count towards parking promotes quality high density product while promoting usable open space by reducing pavement requirements.

Allow 16' deep parking stalls with 2' overhang abutting 7' sidewalk with no wheel stop per code section 33.2(B)(2) & (4).

The current code requires 18' deep paved parking stalls with a wheel stop. The proposed variance request provides the same overall 18' deep dimension for parking, but uses the face of the curb as the wheel stop and part of the sidewalk for the overhang. This variance provides the following positive design to the overall site.

1. Reduction of asphalt area will reduce the amount of heat island effect. Providing more white sidewalks compared to black asphalt will reduce the amount of heat generated during the day and lower the ambient temperature of the surrounding area.
2. Wider sidewalks are more enjoyable than narrow sidewalks even with cars present.
3. The look and feel to the 7' sidewalks promotes pedestrian activities while reducing the parking lot atmosphere.
4. This is only for approximately 175 parking stalls out of the 559 parking spaces provided.
5. Many cars will not need the full 18' depth and will only use the 16' deep parking stall allowing for the full 7' sidewalk to be used for pedestrian uses.

Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive, flowing style.

Jay Huebner, P.E., A.I.C.P., LEED AP

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at 2990 Rancho Blvd, Margate, FL 33063

being the subject property for this variance application, and I give authorization to

HSG Group, Inc. to file this petition for the said
variance.

Martha Fernandez; Manager
Print owner's name

[Signature]
Signature of owner

Subscribed and sworn to before me this 8th day of September
20 15.

[Signature]
Signature of Notary

Roseann Abrams
Print or type name of Notary

☒ Personally known to me
☐ Produced identification





CITY OF MARGATE

BOARD OF ADJUSTMENT

PUBLIC HEARING NOTICE VARIANCE REQUEST BA-16-15 and BA-17-15

You are hereby notified of a Public Hearing before the Board of Adjustment of the City of Margate on Tuesday, October 6, 2015, which begins at 7:01 p.m., in the Municipal Building, 5790 Margate Boulevard, Florida 33063, to consider a request of petitioner, to wit:

PETITIONER: Jay Huebner, HSQ Group, agent for Celebration Pointe South, LLC

VARIANCE REQUEST: **BA-16-15**
PERMISSION to utilize garages for required parking in a multi-family residential development. Sections 19.8 and 33.3 of the Code do not allow garages to be considered as provided parking for multi-family residential development.

VARIANCE REQUEST: **BA-17-15**
PERMISSION to provide 90 degree parking spaces that are 9 feet wide by 16 feet deep that do not provide wheelstops, and abut a sidewalk that is 7 feet wide. Section 33.2 of the Code requires the use of wheelstops in any parking space abutting any sidewalk or walkway. Code requires that 90 degree parking stalls maintain a minimum dimension of 9 feet wide by 18 feet deep, but allows for a 2 foot reduction in stall depth for vehicle overhang when the parking stall abuts a curbed landscape area that is at least 7 feet wide.

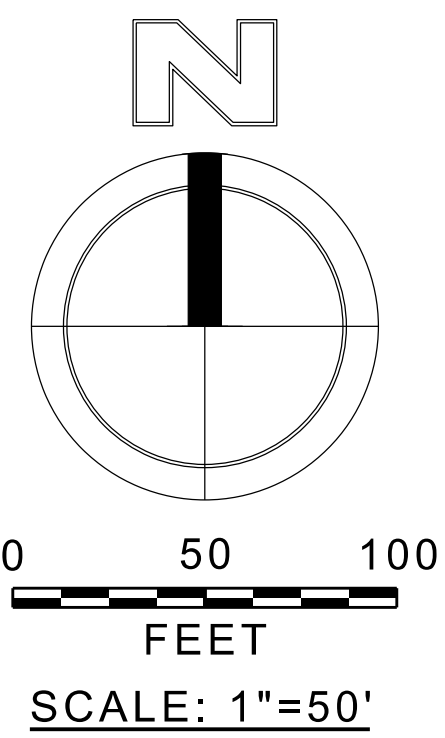
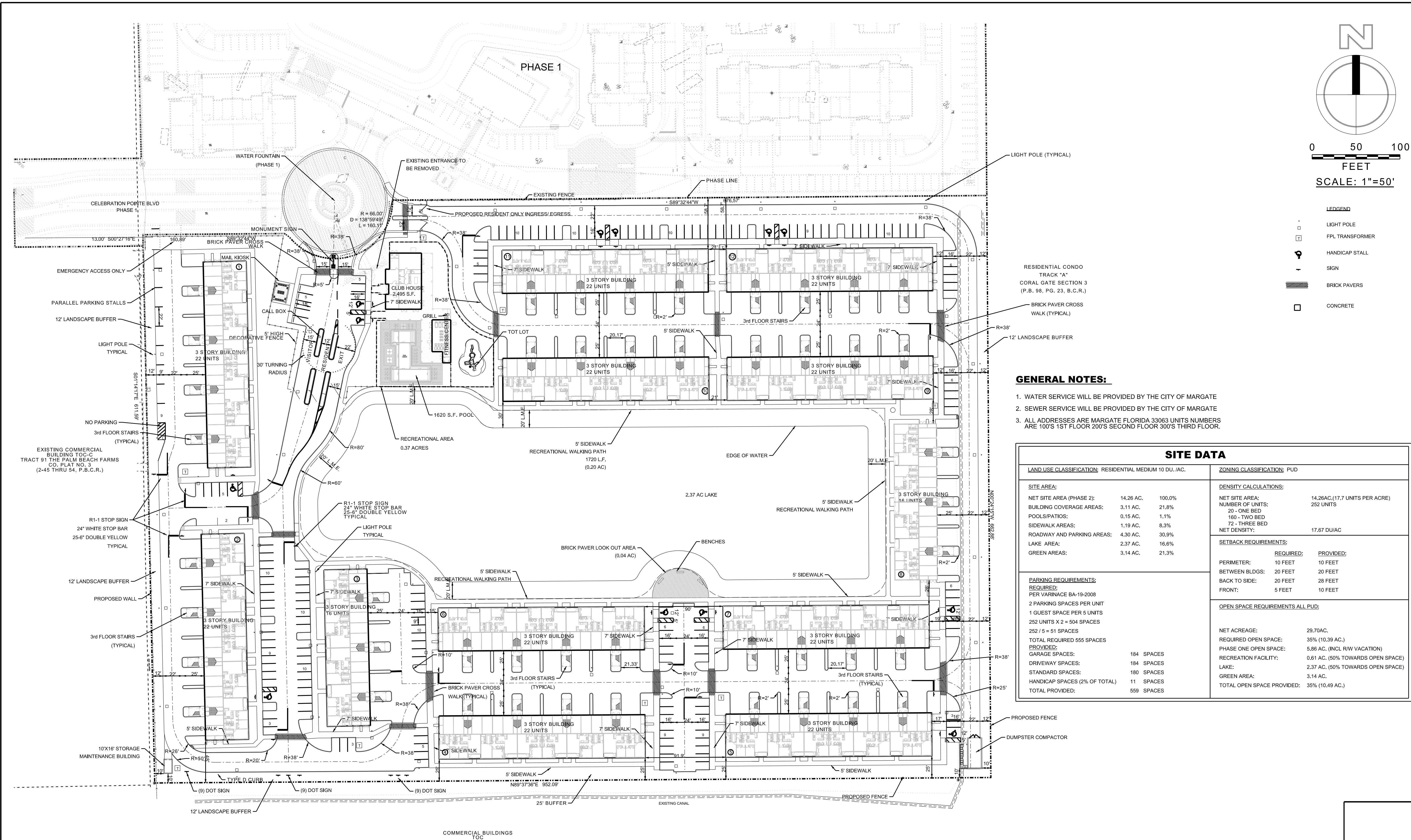
SUBJECT PROPERTY: 2990 Rancho Boulevard, Margate, FL 33063. Planned Unit Development (PUD) District Zoning. A portion of Parcel A of the Celebration Pointe Plat, according to the plat thereof as recorded in Plat Book 178, page 67 of the public records of Broward County, Florida.

All interested persons may be present at this public hearing and be heard regarding the above-mentioned matter. All representations made in front of this Board in the granting of any permit shall be deemed a condition of said permit.

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting, she/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript). Any person wishing to appeal a decision of the Board of Adjustment to the City Commission must do so in the City Clerk's office within seven (7) days of the written decision of the Board.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454 with their request at least two business days prior to the meeting date.

CITY OF MARGATE, FLORIDA
Joseph J. Kavanagh, City Clerk



- LEGEND**
- LIGHT POLE
 - FPL TRANSFORMER
 - HANDICAP STALL
 - SIGN
 - ▨ BRICK PAVERS
 - CONCRETE

- GENERAL NOTES:**
1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
 2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
 3. ALL ADDRESSES ARE MARGATE FLORIDA 33063 UNITS NUMBERS ARE 100'S 1ST FLOOR 200'S SECOND FLOOR 300'S THIRD FLOOR.

SITE DATA			
LAND USE CLASSIFICATION: RESIDENTIAL MEDIUM 10 DU./AC.		ZONING CLASSIFICATION: PUD	
SITE AREA:		DENSITY CALCULATIONS:	
NET SITE AREA (PHASE 2):	14.26 AC.	100.0%	NET SITE AREA: 14.26AC.(17.7 UNITS PER ACRE)
BUILDING COVERAGE AREAS:	3.11 AC.	21.8%	NUMBER OF UNITS: 252 UNITS
POOLS/PATIOS:	0.15 AC.	1.1%	20 - ONE BED
SIDEWALK AREAS:	1.19 AC.	8.3%	160 - TWO BED
ROADWAY AND PARKING AREAS:	4.30 AC.	30.9%	72 - THREE BED
LAKE AREA:	2.37 AC.	16.6%	NET DENSITY: 17.67 DU/AC
GREEN AREAS:	3.14 AC.	21.3%	
PARKING REQUIREMENTS:		SETBACK REQUIREMENTS:	
REQUIRED: PER VARNANCE BA-19-2008			
2 PARKING SPACES PER UNIT			
1 GUEST SPACE PER 5 UNITS			
252 UNITS X 2 = 504 SPACES			
252 / 5 = 51 SPACES			
TOTAL REQUIRED 555 SPACES			
PROVIDED:			
GARAGE SPACES:	184	SPACES	
DRIVEWAY SPACES:	184	SPACES	
STANDARD SPACES:	180	SPACES	
HANDICAP SPACES (2% OF TOTAL)	11	SPACES	
TOTAL PROVIDED:	559	SPACES	
		OPEN SPACE REQUIREMENTS ALL PUD:	
		NET ACREAGE: 29.70AC.	
		REQUIRED OPEN SPACE: 35% (10.39 AC.)	
		PHASE ONE OPEN SPACE: 5.86 AC. (INCL R/W VACATION)	
		RECREATION FACILITY: 0.61 AC. (50% TOWARDS OPEN SPACE)	
		LAKE: 2.37 AC. (50% TOWARDS OPEN SPACE)	
		GREEN AREA: 3.14 AC.	
		TOTAL OPEN SPACE PROVIDED: 35% (10.49 AC.)	

NO.	DATE	BY	REVISIONS

Designed by: JH	Date: 6/15
Drawn by: JLS	Date: 6/15
Checked by: JH	Date: 6/15



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE SOUTH
SITE PLAN

SCALE:
1" = 50'

PROJECT NUMBER:
1305-26

SHEET NUMBER:
SP-1

Date: 9/8/2015
Approved by: JAY HUEBNER, P.E.
Registered Engineer No. 54615
State of Florida



City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 9/14/15 00 Receipt no: 178267

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
		1.00	\$200.00

CELEBRATION POINTE SOUTH LLC
12448 SW 127TH AVENUE
MIAMI, FL 33186
RE: VARIANCE REQUEST BA-16-15
290 RANCHO BLVD, MARGATE
BY JAY HUEBNER
HSQ GROUP, INC.
1489 WEST PALMETTO PARK RD 340
BOCA RATON, FL 33486
HSQ PROJECT #1305-26
(561) 392-0221

Tender detail
CK Ref#: 1029 \$200.00
Total tendered: \$200.00
Total payment: \$200.00

Trans date: 9/15/15 Time: 9:31:02

HAVE A GREAT DAY!