

### BOARD OF ADJUSTMENT CITY OF MARGATE, FLORIDA

BA # <u>/6-20/5</u> HEARING DATE <u>10/6/2015</u>

### VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITION	NER	_
Applicant: Celebration Pointe South	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	
Relationship to Subject Property: Property		
Address of Property: 2990 Rancho Bl	lvd, Margate, Fl 33063	
Legal Description: A portion of Parcel	A of the Celebration Point	te
Plat, PB 178, page 67 of the		
Describe Variance Requested: Allow garag	es to count towards overa	all
parking count to meet code require	ments per section 33.3(2)(c)	).
List Details of Hardship: Mulitfamily units are	designed with garages for 184 unit	S.
Property residents with garages are	required to use the garages for	or
parking of vehicles only. Property ma	anager and property documen	ts
mandate resident to use gara	iges for parking vehicles	s.
Signature of Applicant Phone # 305-969-2000	12448 SW 127th Ave, Miami, FI 3318 Address Fax#_305-969-9916	36
PART II. TO BE COMPLETED BY THE ECON  Describe request and how it varies from the Code	2:	
Section of Code involved: Zon		
Have plans been submitted to and approved by th	e Building Department?	

Additional Comments:	,	
By:Economic Development Director	Date:	
PART III. TO BE COMPLETED AF		
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 developer an upscale product with larger units and attached one car garages directly associated with individual units. This product is meant to be higher end then 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 then 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.

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

Tay Hadra

# PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the prop	erty located at _2990 Rancho Blvd, Margate ,FL 33063
being the subject property for this variance app	to file this petition for the said
variance.	
Martha Fernandez; Manager Print owner's name	Signature of owner Monga
Subscribed and sworn to before me this	8th day of September
Signature of Notary	Roseann Abrams Print or type name of Notary
Personally known to me	ROSEANN ABRAMS Commission # FF 37578 My Commission Expires October 03, 2017



# 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.

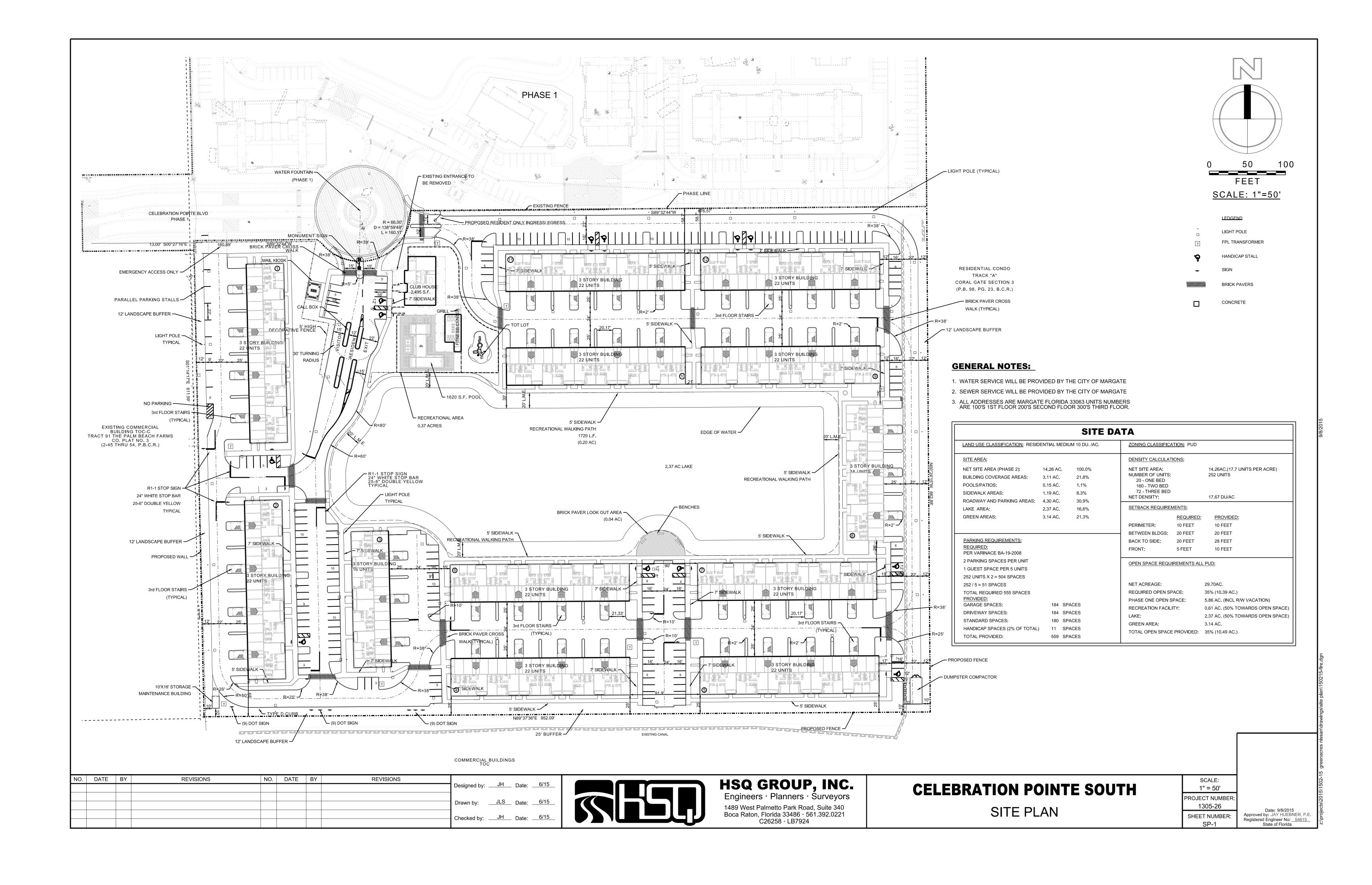
**SUBJECT PROPERTY:** 

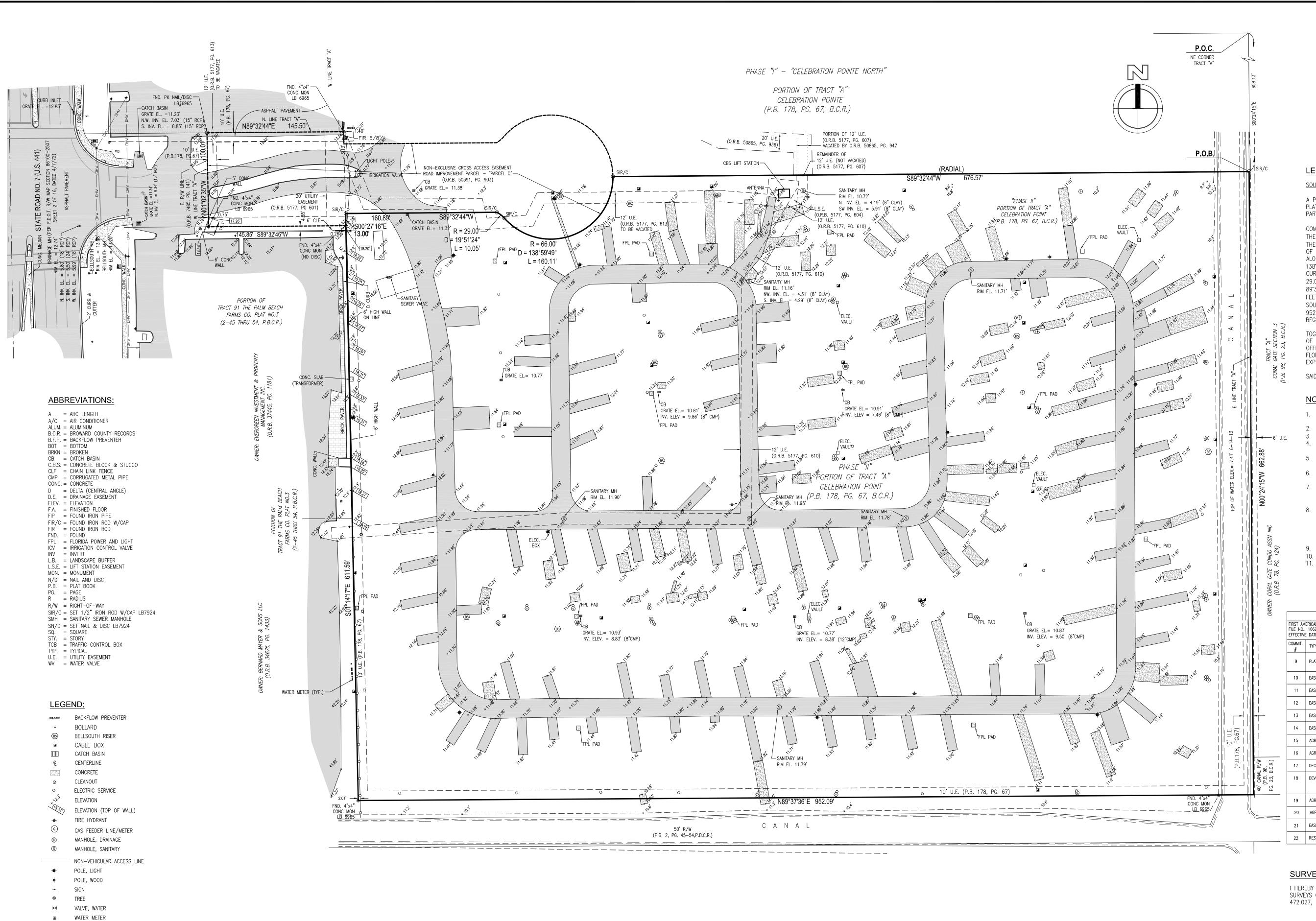
2990 Rancho Boulevard, Margate, FL 33063. Planned Unit Development (PUD) District Zoning. A portion of Parcel A of the Celebration Pointe Plat, according to the plat thereof as recorded in Plat Book 178, page 67 of the public records of Broward County, Florida.

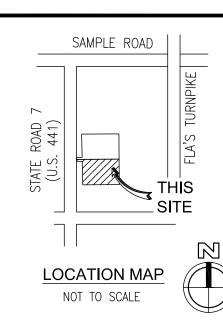
All interested persons may be present at this public hearing and be heard regarding the above-mentioned matter. All representations made in front of this Board in the granting of any permit shall be deemed a condition of said permit.

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.







### LEGAL DESCRIPTION

### SOUTH PORTION (PHASE II)

A PORTION OF TRACT "A", CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 658.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 138°59'49", A DISTANCE OF 160.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'24", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE (3) COURSES: SOUTH 01°14'17" EAST A DISTANCE OF 611.59 FEET; THENCE NORTH 89°37'36" EAST A DISTANCE OF 952.09 FEET; THENCE NORTH 00°24'15" WEST, A DISTANCE OF 662.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE CROSS ACCESS EASEMENT CREATED PURSUANT TO THAT DECLARATION OF COVENANTS AND RESTRICTIONS FOR CELEBRATION POINTE, RECORDED DECEMBER 9, 2013 IN OFFICIAL RECORDS BOOK 50391, PAGE 903, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

### NOTES:

- 1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
- FLORIDA LICENSED SURVEYOR AND MAPPER.

  2. THE AREA OF THIS PROPERTY IS 14.257 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
   THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- . BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" CELEBRATION POINTE PLAT HAVING A BEARING OF NO1°14'17"W, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE
- 7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2556: ELEVATION: 11.30'. (CONVERTED FROM PUBLISHED ELEVATION OF 12.85' NGVD 29).
- 8. FEMA FLOOD ELEVATION INFORMATION: A. FIRM NO.: 120470165-H
- B. EFFECTIVE DATE: 8/18/2014
- C. ZONE: "X"
  D. BASE FLOOD ELEV.: N/A
- ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)
- . ADJACENT OWNER INFORMATION IS PER BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE. . CERTIFIED TO:

TITLE COMMITMENT INFORMATION TABLE

- CELEBRATION POINTE SOUTH, LLC KUPFER SKOLNICK, P.A.
- KUPFER SKOLNICK, P.A.
  FIRST AMERICAN TITLE INSURANCE COMPANY

FILE NO.:	ERICAN TITLE INSURANCE COMPANY 1062–3347499 E DATE: 04/07/15			LISTED AF JLE B SEC EXCE		
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTE	
9	PLAT - CELEBRATION POINTE	RESTRICTIONS AND AGREEMENT	P.B. 178, PG. 67 & O.R.B. 51202, PG. 97	YES	NC	
	TEM OLLEDIATION FORTE	EASEMENT	O.R.B. 47764, PG. 764	YES	YE	
10	EASEMENT	EASEMENTS AND RIGHT-OF-WAY AND LICENSES	O.R.B. 5177, PG. 601	YES	YE	
11	EASEMENT	LIFT STATION EASEMENT	O.R.B. 5177, PG. 604	YES	YE	
12	EASEMENT	NORTHERLY GRAVITY LINE EASEMENT — PARTIALLY VACATED	O.R.B. 5177, PG. 607 & O.R.B. 50865, PG. 947	YES	YE	
13	EASEMENT	SOUTHERLY GRAVITY LINE EASEMENT	O.R.B. 5177, PG. 610	YES	YE	
14	EASEMENT	FORCEMAIN EASEMENT	O.R.B. 5177, PG. 613	YES	YE	
15	AGREEMENT	IMPACT FEE AGREEMENT	O.R.B. 45798, PG. 1768 & O.R.B. 47764, PG. 774	YES	N	
16	AGREEMENT	SECURITY/LEIN AGREEMENT & RELEASE	O.R.B. 45798, PG. 1782 & INSTRUMENT NO. 112730232	YES	NO	
17	DECLARATION OF RESTRICTIVE COVENANTS	LAND USE AMENDMENT	O.R.B. 47534, PG. 387	YES	NO	
18	DEVELOPER AGREEMENT	UTILITY LINES INSTALLATIONS, CONNECTION TO CITY LINES, AND ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 47754, PG. 1575 & O.R.B. 47754, PG. 1595 O.R.B. 50534, PG. 369	YES	NO	
19	AGREEMENT	COVENANTS, RESTRICTIONS AND CROSS ACCESS EASEMENTS	O.R.B. 50391, PG. 369	YES	NO	
20	AGREEMENT	FUTURE DRAINAGE EASEMENT AGREEMENT	O.R.B. 50391, PG. 921	YES	N	
21	EASEMENT	DRAINAGE EASEMENT	O.R.B. 34150, PG. 1646	NO	NO	
22	RESOLUTION	UTILITY EASEMENT	O.R.B. 50865, PG. 936	YES	YE	

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYS CONTAINED IN CHAPTER 1214-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DONNA C. WEST PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 05/05/15

7	5/05/15	DCL	DCW	UPDATE SURVEY, TITLE COMMITMENT, & CERTIFICATIONS	FILE	
6	3/17/15	LMK	DCW	REVISE ELEVATIONS PER BENCHMARK CORRECTION.	N/A	
5	02/07/14	WJR	DCW	DATUM ADJUSTMENT TO NAVD 1988	N/A	
4	01/13/14	WJR	DCW	UPDATED TOPO DATA AT STATE ROAD NO. 7	012/9	
3	12/03/13	WJR	DCW	UPDATE TITLE INFORMATION & CERTIFICATIONS	N/A	
2	9/23/13	GTW	DCW	ADDITIONAL INFO AS REQUESTED	N/A	
1	9/11/13	GTW	DCW	ALTA/ASCM LAND TITLE SURVEY (UPDATE)	FILE	
NO.	DATE	BY	CK'D	REVISIONS	FB/PG	

 SCALE:
 1"=50'
 DATE:

 DRAWN BY:
 WJR
 FIELD Box

CHECKED BY: DCW

DATE: 06/19/13

FIELD BOOK: 007/21

SURVEY
TYPE: BOUNDARY



# **HSQ GROUP, INC.**

Engineers · Planners · Surveyors

1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

MAP OF BOUNDARY SURVEY
CELEBRATION POINTE SOUTH
CITY OF MARGATE BROWARD COUNTY, FLORIDA

PROJECT NUMBER

1305-26

SHEET NUMBER

1 OF 1

------ WIRES, OVERHEAD

\*\*\* City of Margate CUSTOMER RECEIPT \*\*\*

Batch ID: RRODI

9/14/15 00

Receipt no: 178267

Type SvcCd Description EQ ECDV MISCELI ECDV MISCELLANEOUS

Qty CELEBRATION POINTE SOUTH LLC

1.00

\$200.00

Amount

RE: VARIANCE REQUEST BA-16-15

MIAMI, FL 33186

12448 SW 127TH AVENUE

290 RANCHO BLVD, MARGATE

HSQ GROUP, INC. 1489 WEST PALMETTO PARK RD 340 BY JAY HUEBNER

HSQ PROJECT #1305-26 BOCA RATON, FL 33486

(561) 392-0221

Tender detail CK Ref#:

1029

\$200.00 \$200.00 \$200.00

Total payment: Total tendered:

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

HAVE A GREAT DAY!