



**CITY OF MARGATE  
STAFF REPORT  
ECONOMIC DEVELOPMENT DEPARTMENT**

**TO:** Planning and Zoning Board Meeting of June 6, 2017  
**DATE:** June 6, 2017

**FROM:** Benjamin Ziskal, AICP, CEcD  
Director of Economic Development  
**RE:** Amendment to the existing Planned Unit Development (PUD) on the south half of the project, referred to as Celebration Pointe South or Phase II from 252 garden apartments to 160 townhomes.

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**RECOMMENDATION:** The Director of Economic Development recommends that the Planning and Zoning Board forward a favorable recommendation on the proposed amendment to the existing PUD to the City Commission at its June 21, 2017, meeting,

**ISSUE:** The Margate Economic Development Department recommends approval of an amendment, to the existing PUD on the south half of the project, referred to as Celebration Pointe South or Phase II from 252 garden apartments to 160 townhomes.

**BACKGROUND:** In 2013, the Celebration Point PUD had been previously approved for 580 garden apartments. 282 of these dwelling units have been built on the northern half of the project as Celebration Point North or Phase I. The south half of the project, known as Celebration Point South or Phase II, was previously approved for 252 garden apartments, with rights to the remaining 46 vested dwelling units. The previous property owner, Trinsic Residential Group, recently sold the property to Lennar Homes, with the condition that Lennar Homes amend the existing PUD from 252 garden apartments to 160 fee simple townhomes.

**ANALYSIS**

**Standards for reviewing proposed amendments to a Planned Unit Development:**

- 1) *A proposed change in the boundary of the PUD.*

The proposed amendment will not change the boundary of the PUD.

- 2) *A proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development.*

The south half of the project, referred to as Celebration Pointe South or Phase II was previously approved for 252 garden apartments. The petitioner is requesting 160 townhomes which is decreasing the total number of units to be built on the site by 92.

Moreover, the proposed amendment will not increase the total number of dwelling units or intensity of land or height of buildings within the development

- 3) *A proposed decrease in preservation, conservation, recreation or open space areas within the development*

The proposed amendment will not decrease any preservation, conservation, recreation or open space areas within the development. The 2015 PUD amendment for Phase II consisting of 252 garden apartments provided 3.04 acres of open space. The proposed PUD amendment for Phase II, consisting of 160 townhouses, provides 4.30 acres of open space. This amendment provides an increase of 1.26 acres of open space.

- 4) *A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open spaces), or a proposed relocation of nonresidential land uses.*

Not applicable. The PUD project is entirely residential.

- 5) *A substantial increase in the impacts of the development which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities.*

Traffic associated with this project is expected to be less than 3% of the LOS D service on adjacent roadways of the project. These roadways are all expected to operate at the same level of service with or without traffic associated with the proposed amendment. The previously approved PUD for 580 garden apartments anticipated generating 360 trips during evening peak hours. This proposal, which consists of 282 garden apartments in Phase I and 160 townhouses in Phase II, is expected to generate 258 trips during evening peak hours. This amendment represents a 28.3% trip reduction.

- 6) *A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges.*

The amendment to the PUD will not result in a need for increased stormwater retention or increase stormwater discharges.

- 7) *A change that will bring about a relationship to an abutting land use that would be incompatible with an adjacent land use.*

The amendment to the PUD will not affect the land use or adjacent land uses.

- 8) *Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other element of*

*the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses.*

The PUD amendment will be consistent with the Margate Comprehensive Plan and will not increase the density or intensity of the permitted land uses. The land use allows a maximum density of 580 dwelling units overall, this amendment provides for 442 dwelling units Phases I and II combined. This represents a 23.7% reduction in residential density from its highest approval.

- 9) *The proposed change is to a PUD district designated as a development of regional impact (DRI).*

Not applicable. The amendment to the PUD is not part of DRI.

- 10) *A change that will increase the amount of required parking for the development.*

Code requires 2.2 parking spaces per dwelling unit of any multi-family development. The previously approved Phase II portion of this PUD consisted of 252 garden apartments, and provided 559 parking spaces. This proposal consists of 160 townhouses, and provides 509 parking spaces. This represents an increase in provided parking from 2.2 spaces per dwelling unit to 3.1 spaces per dwelling unit, surpassing the City's codified parking requirement.

**FISCAL IMPACT:** There is no fiscal impact to the City associated with this request.



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Benjamin Ziskal, AICP, CEcD  
Director of Economic Development