



## STAFF REPORT DEVELOPMENT SERVICES DEPARTMENT

**Project Name:** Celebration Pointe

**Applicant:** Lennar Homes, LLC

**Project Location:** 2850 N State Road 7

**Application:** Plat Note Amendment

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### I. RECOMMENDATION:

**APPROVE**

APPROVE WITH CONDITIONS

DENY

TABLE

### II. EXECUTIVE SUMMARY:

Applicant has filed for a plat note amendment, to lower the number of townhomes allowed on Parcel A-2 of Celebration Pointe Plat (178-67). Staff recommends approval.

### III. ANALYSIS:

#### 1) Description.

This section of the staff report provides a detailed description of the application. The subject property is located within a Planned Unit Development (PUD) zoning district, with an underlying land use designation of R(20), and the majority of the property is not located within the Margate CRA boundary.

The applicant has filed a plat note amendment in order to lower the number of townhomes allowed on Parcel A-2 of the Celebration Pointe Plat (178-67). This property was originally developed as a 255-unit mobile home park. In 2006 a developer began the process to redevelop the site. Over the various evolutions and designs of the new development, the developer filed two separate land use plan amendments to bring the allowable density on the property to 20 residential units per acre, and to allow a total of up to 580 units. Both of these land use plan amendments were made possible by an allocation of flex units. The Broward County Administrative Rules Document provides the following definition of flexibility unit.

“Flexibility units, as defined in Section IV.B., “Residential Use” of the Broward County Land Use Plan, mean the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the flexibility zone by a local government’s certified future land use plan map.”

The property continued to change designs with each change of ownership. Most recently, phase 2, or the south half of the property, was sold to Lennar Homes, LLC. Rather than build the maximum density allowed, Lennar Homes, LLC chose to build townhomes. Amendments were filed for the Celebration Pointe Planned Unit Development and the plat note restrictions recorded on the Celebration Pointe Plat (178-67). At this time, Lennar Homes, LLC chose to restrict Phase 2 to a maximum of 168 townhomes. The City approved the request, subject to the condition that if anything less than 168 townhomes were approved and built Lennar Homes, LLC would file a second plat note amendment reflecting the actual

number of townhomes. As such, this plat note amendment was filed to change the note restriction from 168 to 160 townhomes. Below is an aerial photo with the subject property highlighted.



## 2) Compliance.

This section of the staff report provides an in-depth analysis of how well the applicant addressed the applicable plat note amendment requirements. The Margate Code of Ordinances does not make reference to flexibility units. Section 31-42 of the Margate Code of Ordinances references

amendments to plat note restrictions, such that adequacy determination shall be required for any additional trip related to the note change. This plat note amendment is lowering the total number of townhomes that may be built, therefore, there is no anticipated increase in the number of trips generated by this plat note amendment.

### 3) **Consistency.**

This section of the staff report identifies applicable policies from the Margate Comprehensive Plan and provides an analysis as to whether the application satisfies those policies. Element I of the Margate Comprehensive Plan defines a flexibility zone, and requires the City to submit an annual report of flexibility units. Staff fully intends to comply with this requirement. The definition of a flexibility zone is provided below.

“FLEXIBILITY ZONE” – means a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.”

The Margate Comprehensive Plan does provide direct policy directives for plat note amendments.

### 4) **Compatibility.**

This section of the staff report describes the compatibility of the proposed use with the surrounding area. This plat note amendment does not affect compatibility.

## **IV. RATIONALE:**

The City Commission may consider approving this application for plat note amendment because Phase 2 of Celebration Pointe was approved for and is currently being constructed with a total of 160 townhomes. If approved, this plat note amendment will return 8 flexibility units to Flexibility Zone 35, making them available for allocation in the future by an eligible project.



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