



June 21, 2021 (revised)

City of Margate Development Services Department  
901 West NW 66<sup>th</sup> Avenue  
Margate Florida 33063

RE: Margate Executive Golf Course LUPA  
Letter of Intent

To Whom It May Concern;

On behalf of Margate Executive Golf Course LLC, owners of the 20.82-acre subject property, platted as Parcel 3 of Oriole Golf and Tennis Club Section 2 Plat, please find enclosed the land use plan analysis, survey, application fees, and other materials for review. Proposed is a land use plan change and rezoning, submitted in advance of a specific site plan to allow for community outreach and feedback prior to a final site development plan being developed.

In accordance with Section 31-36 of the City of Margate Code of Ordinances regarding a change in zoning for platted lands, a determination will need to be made by the city commission that adequate public facilities are available to the site, and the analysis to aid with that is provided in the attached report. We understand that because no site plan is being filed at this time, the maximum impacts must be assumed. For purposes of answering the question of whether (and how) the property could achieve the density being requested – a conceptual site plan is included in the attached report, meant for informational purposes and to spur input during review.

This application also includes a comprehensive plan map amendment as well as a text amendment.

The Property lies within a City dashed line area and has a land use designation of Commercial Recreation Irregular 7.6. The Owner, along with this request, has submitted a land use plan amendment to change the land use designation of the Property to Residential (10) and modify the dashed line area to 7.6 Residential Irregular ("Amendment"). The purpose of the Amendment is to allow for the construction of a maximum of 200 townhouse units on the Property. With this plan of

development in mind, the Owner must request one modification to the City's current Land Use Plan.

Specifically, the Residential Use element policy of the City's current Comprehensive Plan provides in relevant part as follows:

***“For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.”***

The Owner would like to request the following change:

***“For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units ~~or decrease the amount of recreational land~~ or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.”***

This modification is being requested for a number of reasons, first and foremost being that the limiting language of the existing language severely limits the opportunity to provide quality new housing options for the City. Inevitably, people are going to move to Margate, the proposed land use plan amendment will allow for the City to provide residents (new and existing) with an opportunity to have newer housing options. Also, the modification proposed does not impact the overall amount of recreation and open space needed in order for the City to meet its open space requirements from a comprehensive plan perspective. ,

Please also consider that the paragraph in question could be interpreted to be limited to a desire to redistribute overall densities within a dashed line geographic area, such that the first half of the paragraph is the subject:

***"For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding."***

Subject Matter: overall densities within a dashed line – reworking those allocations while keeping the uses the same

***However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district."***

Modifier: When you are re-arranging allocations of density within the dashed line, you can't do the following.

If read in this light, this language does not mean that no one could ever file a comprehensive plan amendment to modify a dashed line density, nor does it prohibit a map amendment to a different category, and this application is not asking to rearrange density allocations within a dashed line area. If the City agrees with this understanding, this text amendment is not necessary, however in the abundance of caution and a desire to move forward the applicant is asking for a text amendment if the interpretation above is not accepted.

For your use in consideration of a land use plan amendment, the applicant is attaching a formal study, summarized below:

3.1 Availability of Sanitary Sewer service: Per Policy 2.2.2 of the comprehensive plan the adopted level of service is 335 gallons per day per equivalent residential connection. Please see the attached analysis demonstrating that there is an existing 12" VCP sewer main located within the Margate Boulevard right of way, and that the design capacity of the City's wastewater treatment plan is 12.1 million gallons per day (MGD) and is operating at 10.01 MGD, with a current demand of 6.5 MGD, the proposed project can be accommodated within the existing capacity, and meets Policy 2.2.2 in terms of staying within the adopted level of service standard.

3.2 Adequate Public Facilities: Please see the attached formal analysis demonstrating compliance with water, sewer, traffic, solid waste, etc. based on the maximum impacts generated from the proposed land use plan amendment.

3.3 Consistency with public school facilities: Please see the attached letter from the Broward County School Board confirming that the proposed increased in demand from the project would result in 59 students, in Planning Area 7. Planning Area 7 has excess capacity available over the next five years.

3.4 Impacts to open space, storm water retention, natural resources, environmental contamination and connections to existing pedestrian infrastructure. Please refer to the attached analysis of open space, storm water retention, and the other aspects listed above, and note that a concept plan is provided for reference and input on ways in which existing connections can be utilized or improved.

3.5 Affordable Housing Supply: The proposed project would add a potential for a 108 unit increase to the existing density available to the subject site. A final site plan

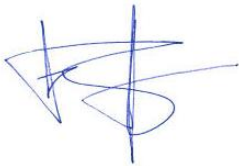
has not been submitted for review, which would be the appropriate timing and context for an affordable housing study to occur.

3.6 Wetland Resources: There are no observed wetlands on site.

3.7 Potential impacts to Historic, and Archeological resources: The project site has no known historic or archaeological resource impacts created by a redevelopment plan.

With the forgoing in mind, the Owner respectfully requests that the requested amendment be approved.

Best Regards;

A handwritten signature in blue ink, appearing to be 'MR' with a stylized flourish.

Mark Rickards, AICP

Cc: File



June 21, 2021 (revised)

City of Margate Development Services Department  
901 West NW 66<sup>th</sup> Avenue  
Margate Florida 33063

RE: Margate Executive Golf Course LUPA  
Letter of Intent

To Whom It May Concern;

On behalf of Margate Executive Golf Course LLC, owners of the 20.82-acre subject property, platted as Parcel 3 of Oriole Golf and Tennis Club Section 2 Plat, please find enclosed the land use plan analysis, survey, application fees, and other materials for review. Proposed is a land use plan change and rezoning, submitted in advance of a specific site plan to allow for community outreach and feedback prior to a final site development plan being developed.

In accordance with Section 31-36 of the City of Margate Code of Ordinances regarding a change in zoning for platted lands, a determination will need to be made by the city commission that adequate public facilities are available to the site, and the analysis to aid with that is provided in the attached report. We understand that because no site plan is being filed at this time, the maximum impacts must be assumed. For purposes of answering the question of whether (and how) the property could achieve the density being requested – a conceptual site plan is included in the attached report, meant for informational purposes and to spur input during review.

This application also includes a comprehensive plan map amendment as well as a text amendment.

The Property lies within a City dashed line area and has a land use designation of Commercial Recreation Irregular 7.6. The Owner, along with this request, has submitted a land use plan amendment to change the land use designation of the Property to Residential (10) and modify the dashed line area to 7.6 Residential Irregular ("Amendment"). The purpose of the Amendment is to allow for the construction of a maximum of 200 townhouse units on the Property. With this plan of

development in mind, the Owner must request one modification to the City's current Land Use Plan.

Specifically, the Residential Use element policy of the City's current Comprehensive Plan provides in relevant part as follows:

***“For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.”***

The Owner would like to request the following change:

***“For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease ~~the amount of recreational land~~ or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.”***

This modification is being requested for a number of reasons, first and foremost being that the limiting language of the existing language severely limits the opportunity to provide quality new housing options for the City. Inevitably, people are going to move to Margate, the proposed land use plan amendment will allow for the City to provide residents (new and existing) with an opportunity to have newer housing options. Also, the modification proposed does not impact the overall amount of recreation and open space needed in order for the City to meet its open space requirements from a comprehensive plan perspective. ,

Please also consider that the paragraph in question could be interpreted to be limited to a desire to redistribute overall densities within a dashed line geographic area, such that the first half of the paragraph is the subject:

***"For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding."***

Subject Matter: overall densities within a dashed line – reworking those allocations while keeping the uses the same

***However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district."***

Modifier: When you are re-arranging allocations of density within the dashed line, you can't do the following.



If read in this light, this language does not mean that no one could ever file a comprehensive plan amendment to modify a dashed line density, nor does it prohibit a map amendment to a different category, and this application is not asking to rearrange density allocations within a dashed line area. If the City agrees with this understanding, this text amendment is not necessary, however in the abundance of caution and a desire to move forward the applicant is asking for a text amendment if the interpretation above is not accepted.

For your use in consideration of a land use plan amendment, the applicant is attaching a formal study, summarized below:

3.1 Availability of Sanitary Sewer service: Per Policy 2.2.2 of the comprehensive plan the adopted level of service is 335 gallons per day per equivalent residential connection. Please see the attached analysis demonstrating that there is an existing 12" VCP sewer main located within the Margate Boulevard right of way, and that the design capacity of the City's wastewater treatment plan is 12.1 million gallons per day (MGD) and is operating at 10.01 MGD, with a current demand of 6.5 MGD, the proposed project can be accommodated within the existing capacity, and meets Policy 2.2.2 in terms of staying within the adopted level of service standard.

3.2 Adequate Public Facilities: Please see the attached formal analysis demonstrating compliance with water, sewer, traffic, solid waste, etc. based on the maximum impacts generated from the proposed land use plan amendment.

3.3 Consistency with public school facilities: Please see the attached letter from the Broward County School Board confirming that the proposed increased in demand from the project would result in 59 students, in Planning Area 7. Planning Area 7 has excess capacity available over the next five years.

3.4 Impacts to open space, storm water retention, natural resources, environmental contamination and connections to existing pedestrian infrastructure. Please refer to the attached analysis of open space, storm water retention, and the other aspects listed above, and note that a concept plan is provided for reference and input on ways in which existing connections can be utilized or improved.

3.5 Affordable Housing Supply: The proposed project would add a potential for a 108 unit increase to the existing density available to the subject site. A final site plan

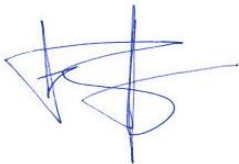
has not been submitted for review, which would be the appropriate timing and context for an affordable housing study to occur.

3.6 Wetland Resources: There are no observed wetlands on site.

3.7 Potential impacts to Historic, and Archeological resources: The project site has no known historic or archaeological resource impacts created by a redevelopment plan.

With the forgoing in mind, the Owner respectfully requests that the requested amendment be approved.

Best Regards;

A handwritten signature in blue ink, appearing to be 'MR' with a stylized flourish.

Mark Rickards, AICP

Cc: File



June 21, 2021 (revised)

City of Margate Development Services Department  
901 West NW 66<sup>th</sup> Avenue  
Margate Florida 33063

RE: Margate Executive Golf Course LUPA  
Letter of Intent

To Whom It May Concern;

On behalf of Margate Executive Golf Course LLC, owners of the 20.82-acre subject property, platted as Parcel 3 of Oriole Golf and Tennis Club Section 2 Plat, please find enclosed the land use plan analysis, survey, application fees, and other materials for review. Proposed is a land use plan change and rezoning, submitted in advance of a specific site plan to allow for community outreach and feedback prior to a final site development plan being developed.

In accordance with Section 31-36 of the City of Margate Code of Ordinances regarding a change in zoning for platted lands, a determination will need to be made by the city commission that adequate public facilities are available to the site, and the analysis to aid with that is provided in the attached report. We understand that because no site plan is being filed at this time, the maximum impacts must be assumed. For purposes of answering the question of whether (and how) the property could achieve the density being requested – a conceptual site plan is included in the attached report, meant for informational purposes and to spur input during review.

This application also includes a comprehensive plan map amendment as well as a text amendment.

The Property lies within a City dashed line area and has a land use designation of Commercial Recreation Irregular 7.6. The Owner, along with this request, has submitted a land use plan amendment to change the land use designation of the Property to Residential (10) and modify the dashed line area to 7.6 Residential Irregular ("Amendment"). The purpose of the Amendment is to allow for the construction of a maximum of 200 townhouse units on the Property. With this plan of

development in mind, the Owner must request one modification to the City's current Land Use Plan.

Specifically, the Residential Use element policy of the City's current Comprehensive Plan provides in relevant part as follows:

***“For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.”***

The Owner would like to request the following change:

***“For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.”***

This modification is being requested for a number of reasons, first and foremost being that the limiting language of the existing language severely limits the opportunity to provide quality new housing options for the City. Inevitably, people are going to move to Margate, the proposed land use plan amendment will allow for the City to provide residents (new and existing) with an opportunity to have newer housing options. Also, the modification proposed does not impact the overall amount of recreation and open space needed in order for the City to meet its open space requirements from a comprehensive plan perspective. ,

Please also consider that the paragraph in question could be interpreted to be limited to a desire to redistribute overall densities within a dashed line geographic area, such that the first half of the paragraph is the subject:

***"For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding."***

Subject Matter: overall densities within a dashed line – reworking those allocations while keeping the uses the same

***However, the city may approve a rearrangement of uses or densities, which does not increase the total number dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 percent provided that for any increase in density, these shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district."***

Modifier: When you are re-arranging allocations of density within the dashed line, you can't do the following.

If read in this light, this language does not mean that no one could ever file a comprehensive plan amendment to modify a dashed line density, nor does it prohibit a map amendment to a different category, and this application is not asking to rearrange density allocations within a dashed line area. If the City agrees with this understanding, this text amendment is not necessary, however in the abundance of caution and a desire to move forward the applicant is asking for a text amendment if the interpretation above is not accepted.

For your use in consideration of a land use plan amendment, the applicant is attaching a formal study, summarized below:

3.1 Availability of Sanitary Sewer service: Per Policy 2.2.2 of the comprehensive plan the adopted level of service is 335 gallons per day per equivalent residential connection. Please see the attached analysis demonstrating that there is an existing 12" VCP sewer main located within the Margate Boulevard right of way, and that the design capacity of the City's wastewater treatment plan is 12.1 million gallons per day (MGD) and is operating at 10.01 MGD, with a current demand of 6.5 MGD, the proposed project can be accommodated within the existing capacity, and meets Policy 2.2.2 in terms of staying within the adopted level of service standard.

3.2 Adequate Public Facilities: Please see the attached formal analysis demonstrating compliance with water, sewer, traffic, solid waste, etc. based on the maximum impacts generated from the proposed land use plan amendment.

3.3 Consistency with public school facilities: Please see the attached letter from the Broward County School Board confirming that the proposed increased in demand from the project would result in 59 students, in Planning Area 7. Planning Area 7 has excess capacity available over the next five years.

3.4 Impacts to open space, storm water retention, natural resources, environmental contamination and connections to existing pedestrian infrastructure. Please refer to the attached analysis of open space, storm water retention, and the other aspects listed above, and note that a concept plan is provided for reference and input on ways in which existing connections can be utilized or improved.

3.5 Affordable Housing Supply: The proposed project would add a potential for a 108 unit increase to the existing density available to the subject site. A final site plan

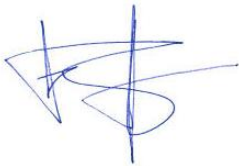
has not been submitted for review, which would be the appropriate timing and context for an affordable housing study to occur.

3.6 Wetland Resources: There are no observed wetlands on site.

3.7 Potential impacts to Historic, and Archeological resources: The project site has no known historic or archaeological resource impacts created by a redevelopment plan.

With the forgoing in mind, the Owner respectfully requests that the requested amendment be approved.

Best Regards;

A handwritten signature in blue ink, appearing to be 'MR', with a stylized flourish extending to the right.

Mark Rickards, AICP

Cc: File