



CITY OF MARGATE

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1

July 27, 2021

PROJECT NAME:	Margate Executive Golf Course		
PROJECT NUMBER:	2021-294		
LOCATION:	7870 Margate Blvd		
APPLICANT/AGENT:	Hope Calhoun, Dunay, Miskel, Backman LLP and Mark Rickards, Kimley-Horn agent for Michael Fimiani, Fiminai Development Corp.		
REVIEW/APPLICATION	Rezoning from S-1 to PUD		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
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Police	Lt. Ashley McCarthy – Police Department	amccarthy@margatefl.com	(954) 972-1232

Any questions regarding the DRC comments, please contact the appropriate department.

Applicant is required to address EACH comment and to revise plans accordingly (*acknowledgements are not corrections*).

DRC comments follow.

DEPARTMENTAL COMMENTS

BUILDING

1. No comments.

FIRE

1. Provide secondary means of access for emergency use.

PUBLIC WORKS

1. On the site plan it seems the developer is constructing over the existing drainage easement and not relocating the canals that are part of the areas canal system to control any flooding.

POLICE

1. No comments.

ENGINEERING

The Director of the Department of Environmental and Engineering Services (DEES), or his qualified designee, has conducted a review of the submitted documentation in accordance with Article IV, Chapter 31 of the City of Margate's Code of Ordinances and finds the following:

PREAMBLE

The applicant is requesting to change the zoning of the Margate Executive Golf Course from Recreational (S-1) to Planned Unit Development (PUD).

The Department of Environmental and Engineering is opposed to rezoning this property for the following reasons:

1. The request to change the zoning from recreational to residential, for land that was set aside for open space and used as a golf course, contravenes the fundamental intent of the city's development standards.
2. Willful reduction of open space is a violation of the City of Margate Comprehensive Plan, specifically Element IV, that governs Recreation and Open Space and which states that the "City of Margate has demographic characteristics that make the demand for recreation even higher than for the nation as a whole".
3. The golf course is on lands that are used for drainage and stormwater management in the city and are integral to the continued efficient discharge of stormwater that is key to protecting all properties from flooding.
4. The subject golf course was set aside by the developer of the larger overall neighborhood, to serve as an open space feature for the development that was permitted by the city at the time.
5. This open space feature allowed a higher density development to be approved around it.
6. The applicant states that the increased density that is requested is consistent with the surrounding residential areas, but fails to point out that the increased densities of the surrounding residential areas were a function of the undeveloped land that was provided as open space, vis-à-vis Margate Executive Golf Course.

7. The Margate Executive Golf Course is on lands that may be classified and utilized as a resource-based park. Resource based sites are centered on one or more natural feature.

A. TRAFFICWAYS

1. For road segments that are categorized as LOS F, the developer shall demonstrate how these segments will be further impacted, and further demonstrate how these impacts will be mitigated.
2. Apply new development trips on the background growth rate that is provided in Tables 10 and 12, and demonstrate what will be the anticipated LOS after the project is completed.
3. Illustrate how traffic ingress and egress to/from Margate Boulevard is proposed to occur. If a signalized intersection will be considered show what associated modifications will be required on Margate Boulevard.
4. Provide details as to the number of residents expected to walk or use public transportation and illustrate associated walking distances and paths to bus stop(s).
5. Provide additional details to support how a trip count of 99 new trips was derived.
6. For trips that exceed 500, a traffic impact study shall be performed for intersection and road segments within a one-mile radius of the site perimeter.

B. POTABLE WATER AND WASTEWATER

Potable Water

1. The submitted analysis incorrectly calculates the net change in potable water demand as 0.022 MGD. Although the request is to build 200 townhouse units, the calculations are for only 108 townhouses. Please redo calculation for a total of 200 new townhouses.
2. DEES calculations suggest that the demand for potable water ought to be around 0.067 MGD and not 0.022 MGD. Redo water and sewer analysis.
3. Provide an analysis of the existing 12" Asbestos Concrete (AC) distribution main that will supply the development and determine its adequacy based on the additional demand.
4. The 12" AC pipe that is located on Margate Boulevard is at the end of its useful life and will need to be replaced.

Wastewater

1. Provide Engineering analysis to demonstrate that the existing 12" VCP collection sewer main has the capacity to service the new 200-townhouse development.
2. Provide Engineering analysis of the receiving lift station (L.S 24) to determine surplus capacity for the additional flows.
3. If surplus capacity is unavailable, the developer shall demonstrate how sewage collection and disposal will occur.

C. DRAINAGE

1. The lake and canal system are in an AE Flood Zone. The Base Flood Elevation (BFE) is this AE zone is 11.00 feet.
2. Demonstrate that there will be no impact to filling in the existing lake and canal.
3. Provide details of how the existing drainage facilities will be abandoned to allow construction.
4. Demonstrate how the impacts to drainage systems that discharge into the existing lake will be managed.
5. Provide a stormwater analysis to illustrate how water quality will be achieved.
6. Provide a hydraulic analysis to demonstrate that filling in the lake, realigning, and rerouting the canal will not result in higher flood levels nor otherwise create negative impacts on communities upstream and downstream of the project.

D. FLOODPLAIN

The canal that flows through the property is in a FEMA flood Zone AE (11.00 feet). The open space that was provided is contiguous with the canal and is in a Shaded X flood zone.

Filling of the lakes and canals may change the FEMA flood zone designation and a letter of map change (LOMC) may be required based on the altered ground elevations after engineered fill is placed.

Any alteration or relocation of the canal should not increase the community's flood risk or those of any adjacent community, or any community upstream or downstream. The altered or relocated channel shall have at a minimum the carrying capacity of the original channel.

After altering a channel, the developer may be required to assume responsibility for maintaining the capacity of the modified channel in the future.

Federal, State, and local surface water management district permits may be required for any alteration or relocation activity.

E. SOLID WASTE

The developer shall consult with the city's solid waste contractor to determine their requirements to service this development.

F. RECREATION

Show what recreational facilities and open space will be provided to service 200 new townhouses.

DEVELOPMENT SERVICES

After review of the above referenced DRC application, the Development Services Department has provided the following comments and advisory notes. Comments require a written response from the applicant and correction(s) to the application. Advisory notes are provided as a statement of fact.

ADVISORY NOTE 1: This application is to rezone the subject property from S-1 to PUD and is therefore subject to the requirements of Chapter 31 of the Code of the City of Margate.

Subject Property:

The subject property is a ~21.3-acre site located at 7870 Margate Blvd. The subject property is a 9-hole executive golf course with a peculiar zig-zag shape, such that it is relatively narrow, and juts back and forth as it weaves into and around adjacent developments. The subject property is bounded to the north by Oriole Margate VI (Residential, 4 units per acre), Margate Boulevard, and Garden Patio Villas (Residential, 7-units per acre). The subject property is bounded to the east by Garden Patio Villas (Residential, 7-units per acre) and Oriole Gardens Phase II (Residential, 17-units per acre). The subject property is bounded to the south by Oriole Gardens Phase II (Residential, 17-units per acre). The subject property is bounded to west by Oriole Margate VI (Residential, 4 units per acre) and Oriole Gardens Phase II (Residential, 17-units per acre). The subject property is located within the S-1 Recreational zoning district, has an underlying land use designation of Commercial Recreation, and within a Dashed-Line Area that is limited to an overall average residential density of 7.6 units per acre. The subject property is designated as "Recreation and Open Space" in the BrowardNext Land Use Plan.

COMMENT 1: Staff is unable to make the necessary findings due to a lack of critical information. Application is substantially delinquent in providing materials needed to prove compliance with the requirements of Article XIX of the Margate Zoning Code.