



City of Margate

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Legislation Text

File #: ID 2016-188, **Version:** 1

TO: City Commission

FROM: Douglas E. Smith, City Manager

DATE: April 6, 2016

APPROVAL OF A PLAT AMENDMENT FOR INFANTE II PLAT

BACKGROUND: Petitioner is requesting an amendment to the Plat to add 100 midrise residential units on Parcel A-2. The Plat currently allows commercial development only on this property. However, the property is located with the TOC Land Use and has a mixed-use TOC-G Zoning Designation. While the proposed Plat note amendment seeks to add residential units to the commercial square footage allowed, site development requirements including setbacks, areas designated for landscaping and parking, and ingress and egress will make it infeasible to develop the residential units and the full amount of commercial development.

This amendment is necessary to facilitate the sale of this property for a proposed 100 unit residential project to consist of affordable rental apartments for residents age 55 and older. The intent of this item is to add the ability to develop residential units on the site while keeping the rights to develop commercial space as a precaution to the seller, in the event that the sale to the residential developers does not come to a successful transaction.

RECOMMENDATION: The Development Review Committee recommended approval on March 22, 2016.

FISCAL IMPACT: N/A

CONTACT PERSON: Benjamin J. Ziskal, AICP,CEcD, Director Economic Development