



## Legislation Text

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**TO:** Planning and Zoning Board

**FROM:** Benjamin J. Ziskal, AICP, CECd, Director of Economic Development

**DATE:** June 6, 2017

**PZ-13-17** CONSIDERATION OF AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT

**LOCATION:** 2850 NORTH STATE ROAD 7

**ZONING:** PLANNED UNIT DEVELOPMENT (PUD)

**LEGAL DESCRIPTION:** A PORTION OF TRACT "A" OF "CELEBRATION POINTE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 68 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** JAY HUEBNER, HSQ GROUP, INC.

**BACKGROUND:** Petitioner requests to amend the existing Planned Unit Development (PUD) on the south half of the project to include 160 townhomes.

The Celebration Pointe PUD was previously approved for 580 garden apartments of which 282 have been completed and are operational on the north half of the property, referred to as Celebration Pointe North or Phase 1. The south half of the project, referred to as Celebration Pointe South or Phase 2, had been previously approved for 252 garden apartments, with rights to the remaining 46 vested dwelling units. The property owner has decided to sell the property to Lennar Homes and to change the use from garden apartments to a fee-simple townhouse project.

A plat amendment was approved at the Development Review Committee (DRC) meeting on April 11, 2017. A copy of the meeting minutes is attached. The amendment was approved by the Margate City Commission on May 3, 2017 with a 5-0 vote.

**RECOMMENDATION:** This item was approved with revisions by the DRC on May 9, 2017. A draft copy of those meeting minutes is also attached.

**FISCAL IMPACT:** n/a

**CONTACT PERSON:** Benjamin J. Ziskal, AICP, CECd, Director of Economic Development