BROWARD COUNTY LAND USE PLAN PROPOSED AMENDMENT PC 26-4

INTRODUCTORY INFORMATION

I. <u>Municipality:</u> Margate

II. County Commission District: District 2

III. Site Characteristics

A. Size: Approximately 81.7 acres

B. Location: In Section 23, Township 48 South, Range 41 East;

generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

C. Existing Use: Former golf course

IV. <u>Broward County Land Use Plan (BCLUP) Designations</u>

A. Current Designations: 75.1 acres of Recreation and Open Space within a

Dashed-Line Area*

6.6 acres of Commercial Recreation within a

Dashed-Line Area

B. Proposed Designations: 74.1 acres of Irregular (7) Residential within a

Dashed-Line Area

7.6 acres of Commerce within a Dashed-Line Area

C. Estimated Net Effect: Reduction of 75.1 acres of recreation and open

space use

Reduction of 6.6 acres of commercial recreation use

Addition of 7.6 acres of commerce use

Addition of 74.1 acres of residential use, allowing the development of up to 540 dwelling units**

No additional dwelling units proposed to the Broward County Land Use Plan [4,453 dwelling units currently permitted within the entire 636.2-acre Carolina Club Dashed-Line Area, with 3,383

existing and 1,070 unbuilt]

^{* &}quot;Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

^{**} Per development agreement with the local government the amendment area is limited to a maximum of 540 dwelling units and 30,000 square feet of commercial uses.

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V. <u>Applicant/Petitioner</u>

A. Applicant: Rosemurgy Acquisitions, LLC

B. Agents: Matthew H. Scott, Esquire, Greenspoon Marder, LLP

Scott Backman, Esquire, Miskel Backman, LLP

Ken Tuma, Urban Design Studio

C. Property Owner: J & D Golf Properties, LLC

VI. <u>Recommendation of Local</u>

Governing Body: The City of Margate recommends approval of the

proposed amendment.