

1 CITY OF MARGATE, FLORIDA

2 ORDINANCE NO. \_\_\_\_\_

3 AN ORDINANCE AMENDING THE CODE OF THE CITY  
4 OF MARGATE, FLORIDA; PROVIDING FOR A LAND  
5 USE PLAN AMENDMENT TO THE CITY OF MARGATE  
6 COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT  
7 A CHANGE OF LAND USE FROM "COMMERCIAL  
8 RECREATION AND R(7) RESIDENTIAL" TO "R(7)  
9 RESIDENTIAL AND PARK"; PROVIDING FOR AN  
10 INCREASE OF THE AVERAGE DENSITY OF AN  
11 IRREGULAR DENSITY DASHED-LINE AREA FROM  
12 7.6 TO 8.4 DWELLING UNITS PER ACRE;  
13 PROVIDING FOR A TEXT AMENDMENT TO THE CITY  
14 OF MARGATE COMPREHENSIVE PLAN ELEMENT I.  
15 FUTURE LAND USE ELEMENT; RECOMMENDING  
16 APPROVAL OF THE AMENDMENT TO THE BROWARD  
17 COUNTY LAND USE PLAN; PROVIDING FOR  
18 TRANSMITTAL TO THE BROWARD COUNTY PLANNING  
19 COUNCIL TO OBTAIN RECERTIFICATION OF  
20 ELEMENT I. FUTURE LAND USE OF THE MARGATE  
21 COMPREHENSIVVE PLAN FOR PROPERTY LOCATED  
22 AT 7870 MARGATE BOULEVARD; PROVIDING FOR  
23 TRANSMITTAL TO THE FLORIDA DEPARTMENT OF  
24 COMMERCE; PROVIDING FOR REPEAL; PROVIDING  
25 FOR SEVERABILITY; PROVIDING FOR  
26 CODIFICATION; PROVIDING FOR AN EFFECTIVE  
27 DATE.  
28  
29

30 WHEREAS, Fimiani Development Corporation ("Applicant")  
31 seeks to redevelop the golf course located on the south  
32 side of Margate Boulevard between NW 76th Avenue and NW  
33 79th Avenue in the City of Margate, Florida, which consists  
34 of 21.96 gross acres/21.3 net acres in area, more  
35 particularly described in the legal description, which is  
36 attached hereto as Exhibit "A," and incorporated herein by  
37 reference the ("Property"); and  
38

39 WHEREAS, the Applicant seeks to develop the property  
40 to include no more than 132 townhouses on the Property; and  
41

42 WHEREAS, Applicant agrees to record a restrictive  
43 covenant in the public records of Broward County, Florida,

1 which would dedicate 1.207 net acres of the Property for  
2 use as a public park that will be maintained by the  
3 Applicant, or successor or assigns, as part of the City of  
4 Margate's Amendment to the Land Use Plan ("Application");  
5 and  
6

7 WHEREAS, the Application includes a request to amend  
8 Policy 1.2.6 of the City of Margate Comprehensive Plan; and  
9

10 WHEREAS, on September 26, 2023, the Margate  
11 Development Review Committee reviewed the Application, and  
12 recommended conditional approval; and  
13

14 WHEREAS, the Margate Planning and Zoning Board, which  
15 serves as the Local Planning Agency, held a public hearing  
16 on November 9, 2023 regarding the Application, and  
17 recommended that the City Commission **TBD** the Application.  
18

19 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION  
20 OF THE CITY OF MARGATE, FLORIDA:  
21

22 SECTION 1: The City of Margate, Comprehensive Plan,  
23 Element I. "Future Land Use Element," is hereby amended to  
24 change the Future Land Use Map designation for the Property  
25 from "Commercial Recreation and R(7) Residential" to  
26 "Residential R(7) and Park" as shown in Exhibit "B," which  
27 is attached hereto, and incorporated herein by reference.  
28 In addition, the average density of the Irregular Density  
29 Dashed-Line Area will increase from 7.6 to 8.4 dwelling  
30 units per acre, by adding 82 new dwelling units to the  
31 Irregular Density Dashed-Line Area.

32 Section 2: That the City Commission approves the  
33 Applicant's land use plan amendment for the Property to  
34

1 consist of no more than 132 townhouses. The area of the  
2 subject property to be dedicated for public park use and  
3 the area to be used for residential development are more  
4 thoroughly described in Exhibit "C", which is attached  
5 hereto and incorporated herein by reference.

6 Section 3: That the City Commission approve an  
7 amendment to Policy 1.2.6 of Element I Future Land Use, of  
8 the City of Margate Comprehensive Plan, as follows:

9 Policy 1.2.6 For areas that are  
10 circumscribed with a dashed line to indicate an  
11 irregular density, the City may approve a  
12 rearrangement of uses or densities that does not  
13 ~~increase the total number of dwelling units or~~  
14 ~~decrease the amount of recreational land or~~  
15 increase the amount of commercial land. The  
16 maximum permitted development and approximate  
17 acreage within each dashed line area is as  
18 follows:

19  
20 DASHED LINE AREA "A"

21 Total Acreage: 636.04  
22 Total Dwelling Units: 3,383  
23 Average Density Permitted: 7.0

24  
25 Map Designation Acreage  
26 R(25) 34.15  
27 R(20) 24.58  
28 R(12) 35.34  
29 R(10) 74.85  
30 R(7) 182.41  
31 R(5) 42.04  
32 R(4) 0.21  
33 Commercial 22.82  
34 Office Park 3.57  
35 Commercial Recreation 150.49  
36 Parks 17.28  
37 Open Space 47.33



R(20)	0.005
R(17)	35.91
R(16)	0.007
R(14)	0.001
R(7)	32.97
R(5)	0.001
R(4)	28.86
Commercial	4.8
Parks	1.74

Section 4: That the City Commission recommends approval of the amendment to the Broward County Land Use Plan, and directs City Administration to transmit the Comprehensive Plan amendment to the Broward County Planning Council for recertification.

Section 5: That the City Commission directs City Administration to transmit the Comprehensive Plan amendment to the Florida Department of Commerce in accordance with Section 163.3184, Florida Statutes.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are and the same is hereby repealed to the extent of such conflict.

SECTION 7: If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

1           SECTION 8: It is the intention of the City Commission  
2 that the provisions of this ordinance shall become and be  
3 made a part of the City of Margate Code, and that the  
4 sections of this ordinance may be renumbered or relettered  
5 and the word "ordinance" may be changed to "section",  
6 "article" or such other appropriate word or phrase in order  
7 to accomplish such intentions.

8           SECTION 9: This Ordinance shall take effect 31 days  
9 after the Florida Department of Commerce notifies the  
10 City that the Comprehensive Plan amendment package is  
11 complete, unless timely challenged pursuant to Section  
12 163.3184(5), Florida Statutes, in which case the Ordinance  
13 shall take effect on the date that the Department of  
14 Commerce or the Florida Administration Commission enters a  
15 final order determining the adopted amendment to be in  
16 compliance.

17  
18 PASSED ON FIRST READING THIS \_\_\_\_ day of \_\_\_\_\_ 2023.

19 PASSED ON SECOND READING THIS \_\_\_\_ day of \_\_\_\_\_ 2024.

20 ATTEST:

21  
22 \_\_\_\_\_  
23 JENNIFER M. JOHNSON  
24 CITY CLERK

\_\_\_\_\_ MAYOR ANTHONY CAGGIANO

1  
2  
3  
4  
5  
6  
7  
8

RECORD OF VOTE - 1ST READING    RECORD OF VOTE - 2ND READING

Arserio	_____	Arserio	_____
Ruzzano	_____	Ruzzano	_____
Caggiano	_____	Caggiano	_____
Schwartz	_____	Schwartz	_____
Simone	_____	Simone	_____

7

**CODING: Words in ~~struck through type~~ are deletions  
from existing text; Words in underscored type are  
additions.**

**EXHIBIT A**

SUBJECT PROPERTY  
7870 MARGATE BLVD  
LEGAL DESCRIPTION:

PARCEL 3, ORIOLE GOLF AND TENNIS CLUB SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

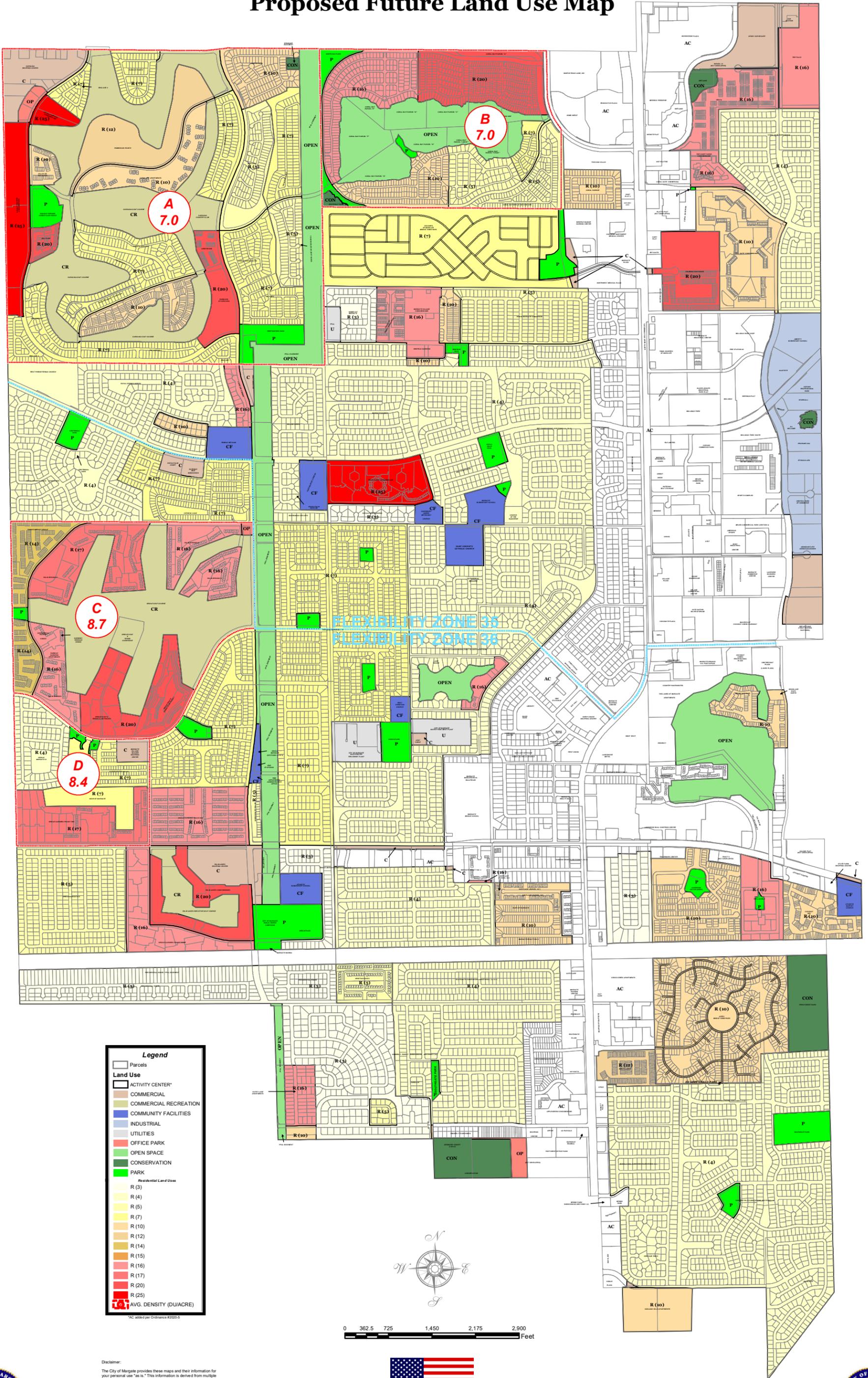
A PORTION OF PARCEL 4 OF SAID PLAT, ORIOLE GOLF AND TENNIS CLUB SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH  $00^{\circ}03'23''$  WEST, 292.60 FEET ALONG THE WEST BOUNDARY OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. ACCORDING TO SAID PLAT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. THE FOLLOWING FOUR (4) COURSES: SOUTH  $89^{\circ}56'37''$  EAST, 15.94 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 664.05 FEET, A DELTA OF  $39^{\circ}51'40''$ , AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH  $50^{\circ}04'57''$  EAST, 725.16 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 776.33 FEET, A DELTA OF  $22^{\circ}15'10''$ , AN ARC DISTANCE OF 301.52 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 776.33 FEET, A DELTA OF  $11^{\circ}58'05''$ , AN ARC DISTANCE OF 162.16 FEET (THE PRECEDING COUSE BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD.) THENCE SOUTH  $20^{\circ}36'41''$  WEST, 134.67 FEET; THENCE NORTH  $88^{\circ}35'00''$  WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3; THENCE NORTH  $01^{\circ}25'00''$  EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

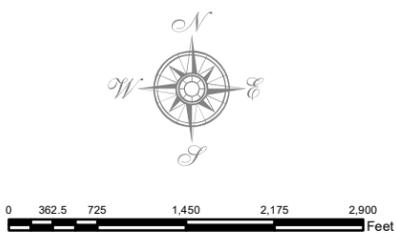
**EXHIBIT B**

Proposed Future Land Use Map

# City of Margate, Florida Proposed Future Land Use Map



Legend	
	Parcels
	ACTIVITY CENTER*
	COMMERCIAL
	COMMERCIAL RECREATION
	COMMUNITY FACILITIES
	INDUSTRIAL
	UTILITIES
	OFFICE PARK
	OPEN SPACE
	CONSERVATION
	PARK
<i>Residential Land Uses</i>	
	R (3)
	R (4)
	R (5)
	R (7)
	R (10)
	R (12)
	R (14)
	R (15)
	R (16)
	R (17)
	R (20)
	R (25)
	AVG. DENSITY (DU/ACRE)



**Disclaimer:**  
The City of Margate provides these maps and their information for your personal use "as is." This information is derived from multiple sources which may, in part, not be current, be outside the control of the City of Margate, and may be of dubious accuracy. The areas depicted by these maps are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Margate makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Please notify the GIS staff of any discrepancies by contacting the Department of Environmental and Engineering Services at (954) 972-8325.



**EXHIBIT C**

Sketch and Legal Descriptions of portions of subject property to be used for public park and to be developed for residential.

Public Park Areas

PARK AREA AT  
NOVE OF MARGATE

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

LEGEND AND ABBREVIATIONS:

- |        |                         |        |                         |
|--------|-------------------------|--------|-------------------------|
| A      | = ARC LENGTH            | P.O.B. | = POINT OF BEGINNING    |
| ⊕      | = CENTERLINE            | P.O.C. | = POINT OF COMMENCEMENT |
| D      | = DELTA (CENTRAL ANGLE) | R      | = RADIUS                |
| O.R.B. | = OFFICIAL RECORDS BOOK | U.E.   | = UTILITY EASEMENT      |
| (P)    | = PLAT                  |        |                         |
| P.B.   | = PLAT BOOK             |        |                         |
| PG.    | = PAGE                  |        |                         |



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

-----  
NORINETTE J. ALVAREZ, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS7273



**HSQ GROUP, LLC**  
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CA26258 · LB7924

PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 1 OF 3

**PARK AREA AT  
NOVE OF MARGATE**

**LEGAL DESCRIPTION:**

TWO PARCELS OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78 AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'07", A DISTANCE OF 125.13 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 19°25'25" WEST, A DISTANCE OF 134.67 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 59.92 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 30.01 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES SOUTH 89°46'16" EAST, HAVING A RADIUS OF 493.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'38", AN ARC DISTANCE OF 153.25 FEET; THENCE NORTH 18°02'21" EAST, A DISTANCE OF 40.94 FEET; THENCE NORTH 60°53'32" EAST, A DISTANCE OF 34.01 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 22,122 SQUARE FEET, OR 0.51 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'22" AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING #2; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 24°27'18" EAST, A DISTANCE OF 33.78 FEET; THENCE SOUTH 18°02'21" WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH 49°47'26" WEST, A DISTANCE OF 40.74 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 80.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°09'15", A DISTANCE OF 116.58 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°46'16" WEST, A DISTANCE OF 41.21 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, OF WHICH THE RADIUS POINT LIES SOUTH 82°45'32" WEST, A RADIAL DISTANCE OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'01", AN ARC DISTANCE OF 4.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°27'08", A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'39", A DISTANCE OF 31.66 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 852.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'53", A DISTANCE OF 123.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°06'19", A DISTANCE OF 42.27 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 86°01'26" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°58'34" EAST, A DISTANCE OF 163.26 FEET; THENCE SOUTH 51°16'13" EAST, A DISTANCE OF 95.07 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 776.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'44", A DISTANCE OF 212.44 FEET TO THE POINT OF BEGINNING #2;

CONTAINING 30,523 SQUARE FEET, OR 0.70 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA CONTAINING 1.21 ACRES, MORE OR LESS.



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PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 3



Residential Area

RESIDENTIAL AREA AT  
NOVE OF MARGATE

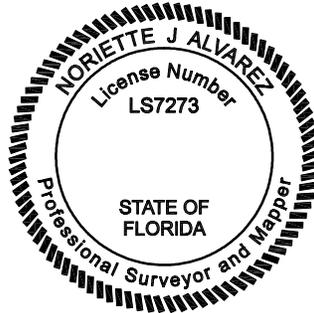
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2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

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PROJECT: NOVE AT MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 1 OF 6

**RESIDENTIAL AREA AT  
NOVE OF MARGATE**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET; DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE THENCE SOUTH 60°53'32" WEST, A DISTANCE OF 34.01 FEET; THENCE SOUTH 18°02'21" WEST, A DISTANCE OF 40.94 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 493.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'38", A DISTANCE OF 153.25 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°46'16" EAST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 374.06 FEET; THENCE SOUTH 16°34'29" WEST, A DISTANCE OF 195.66 FEET; THENCE NORTH 89°07'23" EAST, A DISTANCE OF 780.00 FEET; THENCE SOUTH 00°07'41" EAST, A DISTANCE OF 720.00 FEET; THENCE SOUTH 89°52'19" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°07'41" WEST, A DISTANCE OF 394.17 FEET; THENCE SOUTH 89°52'19" WEST, A DISTANCE OF 1,164.35 FEET; THENCE NORTH 09°54'43" WEST, A DISTANCE OF 278.97 FEET; THENCE NORTH 80°15'54" EAST, A DISTANCE OF 389.65 FEET; THENCE NORTH 03°58'34" EAST, A DISTANCE OF 791.34 FEET; THENCE SOUTH 86°01'26" EAST, A DISTANCE OF 50.00 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES SOUTH 86°01'26" EAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°06'19", AN ARC DISTANCE OF 42.27 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 852.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'53", A DISTANCE OF 123.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'39", A DISTANCE OF 31.66 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°27'08", A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'01", A DISTANCE OF 4.44 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°46'16" EAST, A DISTANCE OF 41.21 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES NORTH 56°38'11" EAST, HAVING A RADIUS OF 80.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°09'15", AN ARC DISTANCE OF 116.58 FEET; THENCE NORTH 49°47'26" EAST, A DISTANCE OF 40.74 FEET; THENCE NORTH 18°02'21" EAST, A DISTANCE OF 9.40 FEET; THENCE NORTH 24°27'18" WEST, A DISTANCE OF 33.78 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, OF WHICH THE RADIUS POINT LIES NORTH 23°03'03" EAST, HAVING A RADIUS OF 776.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'22", AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING;

CONTAINING 875,308 SQUARE FEET, 20.09 ACRES, MORE OR LESS



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PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 6





RESIDENTIAL AREA AT  
NOVE OF MARGATE



PARCEL 4  
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"  
(P.B. 78, PG. 21)

MATCHLINE "B" SEE SHEET 4

30' DRAINAGE FLOWAGE EASEMENT

N89°07'23"E 780.00'

15' DRAINAGE FLOWAGE EASEMENT  
(O.R.B. 23290, PG. 18)

RESIDENTIAL  
AREA

PARCEL 3  
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"  
(P.B. 78, PG. 21)

S89°52'19"W 1164.35'

S00°07'41"E 720.00'

30' DRAINAGE FLOWAGE EASEMENT

PARCEL 6  
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"  
(P.B. 78, PG. 21)

N00°07'41"W 394.17'

15' DRAINAGE FLOWAGE EASEMENT  
(O.R.B. 23290, PG. 18)

PARCEL 6  
"ORIOLE GOLF AND  
TENNIS CLUB SECTION TWO"  
(P.B. 78, PG. 21)

S89°52'19"W 300.00'



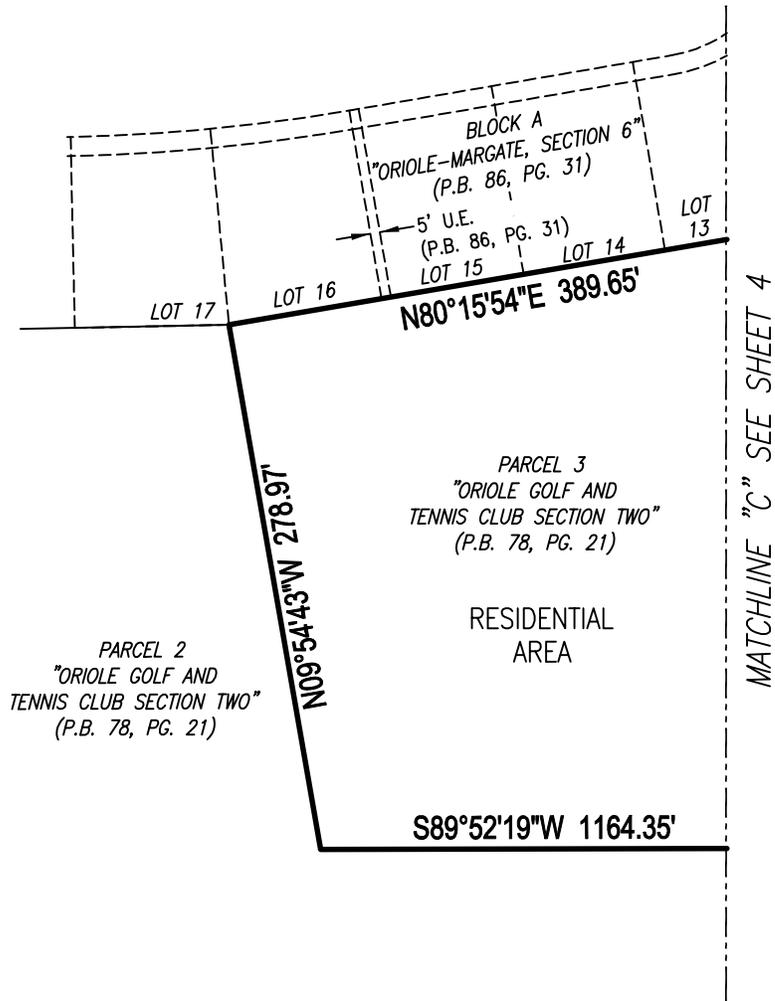
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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE AT MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 5 OF 6	

RESIDENTIAL AREA AT  
NOVE OF MARGATE



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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE AT MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 6 OF 6	