

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:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH 00° 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° 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° 51' 40", AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH 50° 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° 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° 58' 05", AN ARC DISTANCE OF 162.16 FEET (THE PRECEDING COURSE BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD.); THENCE SOUTH 20° 36' 41" WEST, 134.67 FEET; THENCE NORTH 88° 35' 00" WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3, THENCE NORTH 01° 25' 00" EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONSISTS OF 21.302 ACRES MORE OR LESS.

DEVELOPMENT TEAM

DEVELOPER: Fimiani Development Corporation
5301 North Federal Highway, Suite 350
Boca Raton, Florida 33487
Phone: 561-395-8882

LAND USE ATTORNEY/ LAND PLANNER: Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432
Phone: 561-405-3300

ENGINEER/ PLANNER: Schnars Engineering Corporation
947 Clint Moore Road
Boca Raton, Florida 33487
Phone: 561-241-6455

ARCHITECT: A B Design Group
1441 N. Ronald Reagan Boulevard
Longwood, Florida 32750
Phone: 407-774-6078

LANDSCAPE ARCHITECT: Peterson Design Professionals
151 Southwest 7th Terrace
Boca Raton, Florida 33486
Phone: 561-702-0136

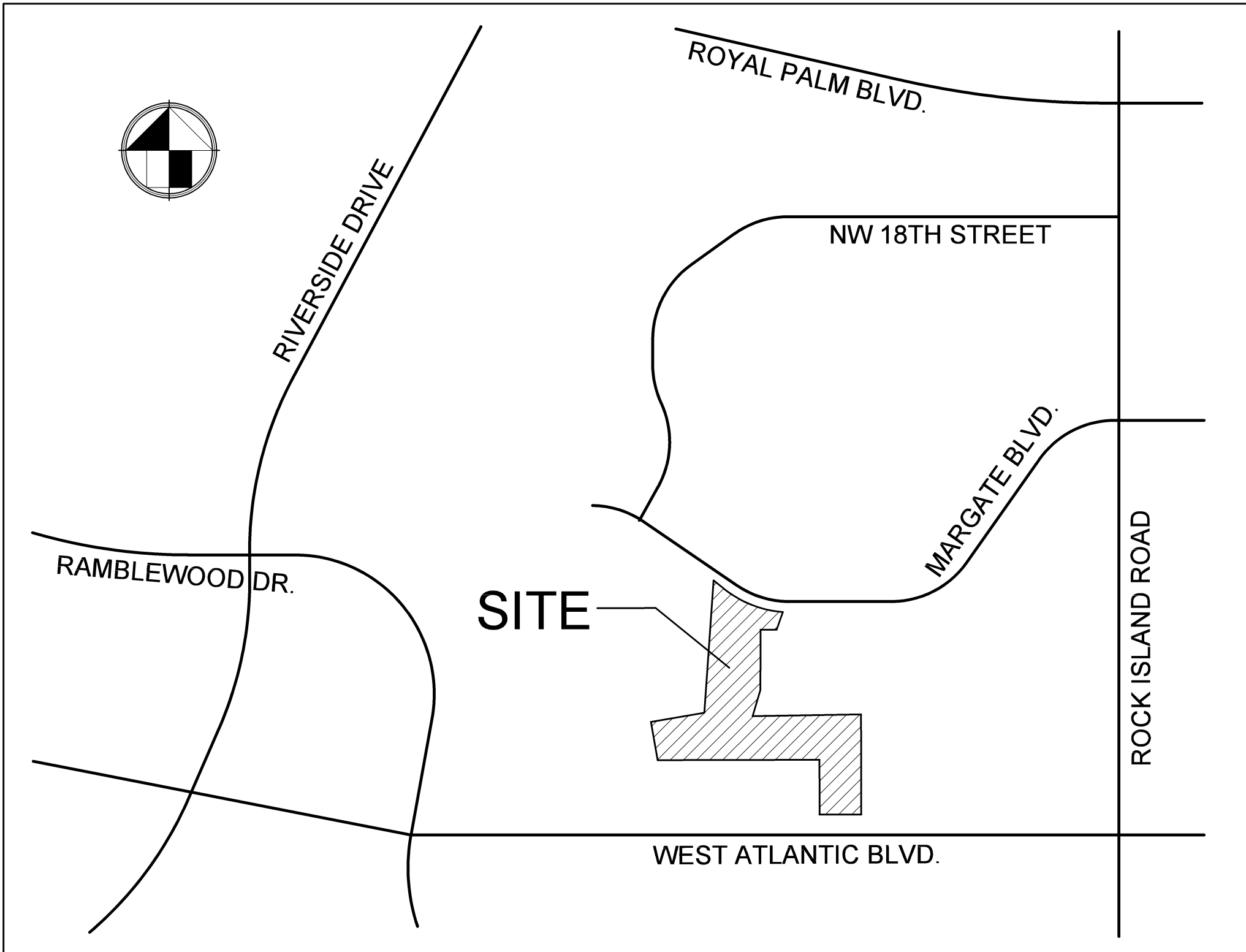
PHOTOMETRIC ENGINEER: Lightworks, Inc.
7447 NW 48th Street, Suite B
Miami, Florida 33166
Phone: 561-641-5570

OWNER:

Margate Executive Golf Course, LLC
5301 North Federal Highway, Suite 350
Boca Raton, Florida 33487

SITE PLAN
FOR

Nove of Margate
Margate, Florida



LOCATION MAP
S 35, T 48S, R 41E
NOT TO SCALE

INDEX OF SHEETS

<u>SHEET DESCRIPTION</u>	<u>SHEET NO.</u>
MASTER SITE PLAN	SP1
SITE PLAN	SP2 - SP4
SITE PLAN DETAILS	SP5
OPEN SPACE EXHIBIT	SP6

SCHNARS
ENGINEERING CORPORATION

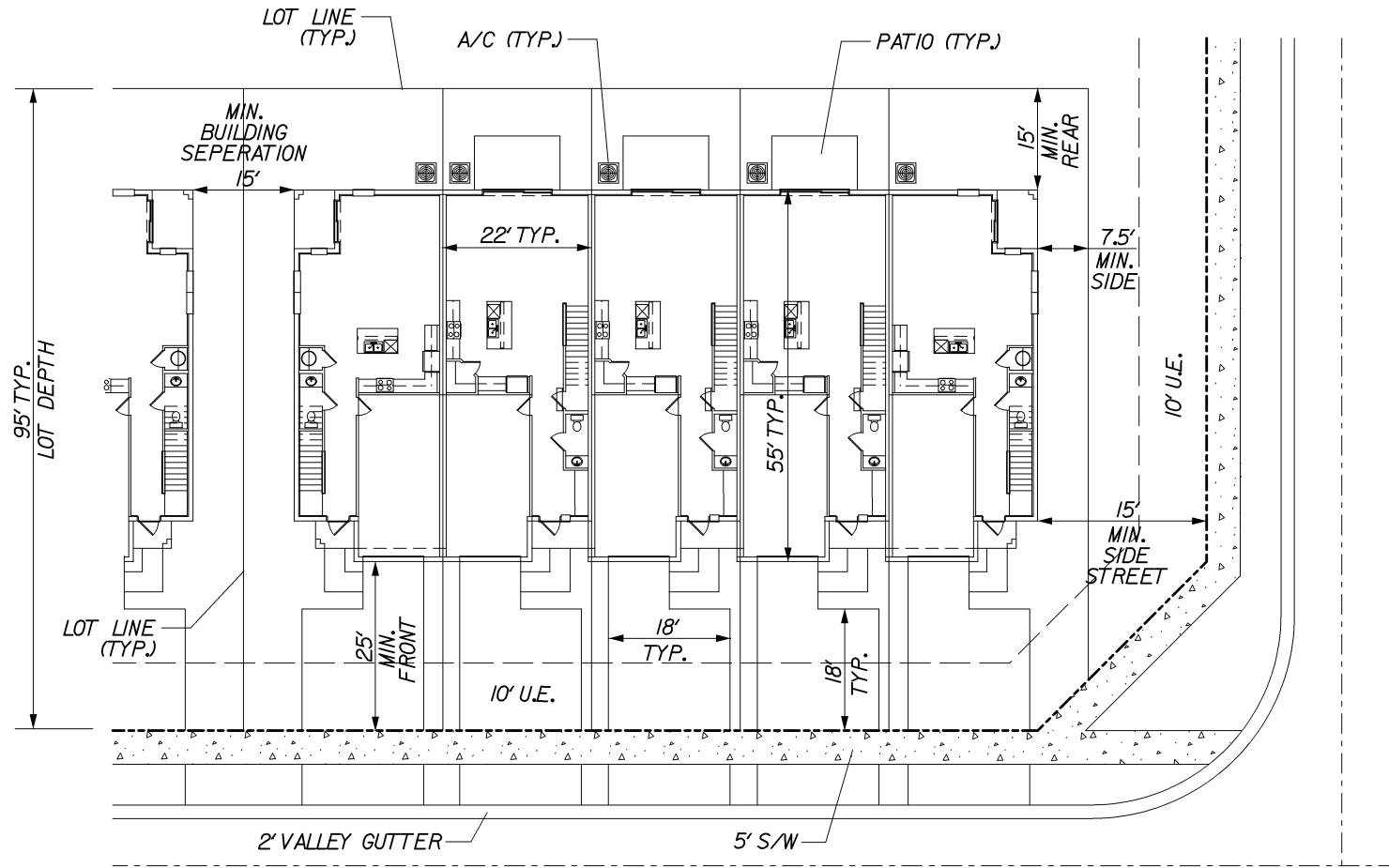
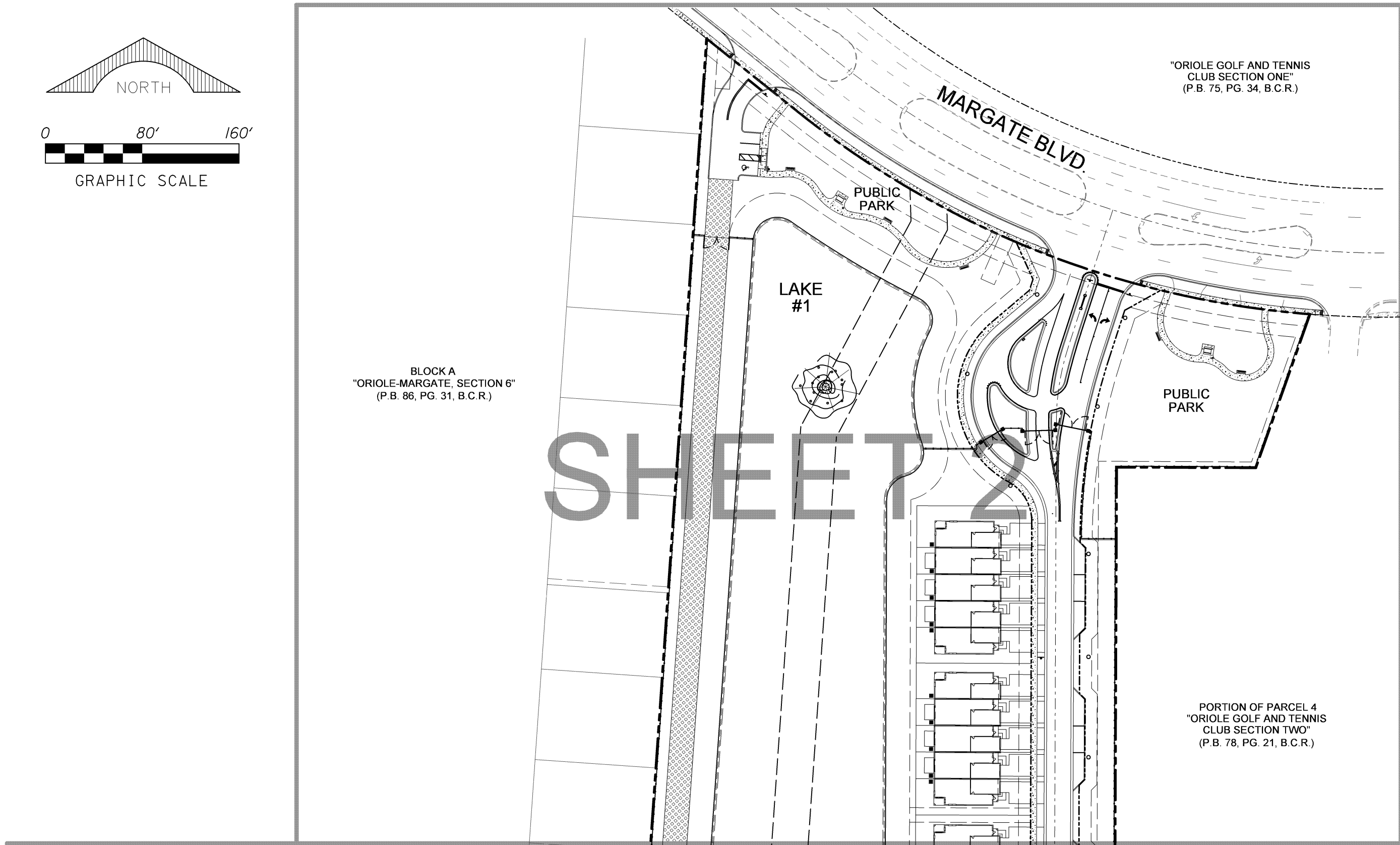
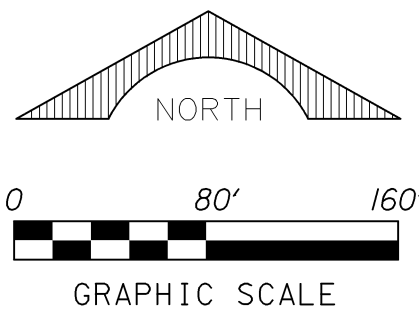
947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487

TEL: (561) 241-6455 • FAX: (561) 241-5182

CERTIFICATE OF AUTHORIZATION No. 6640

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 10/11/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)



TYPICAL BUILDING DETAIL

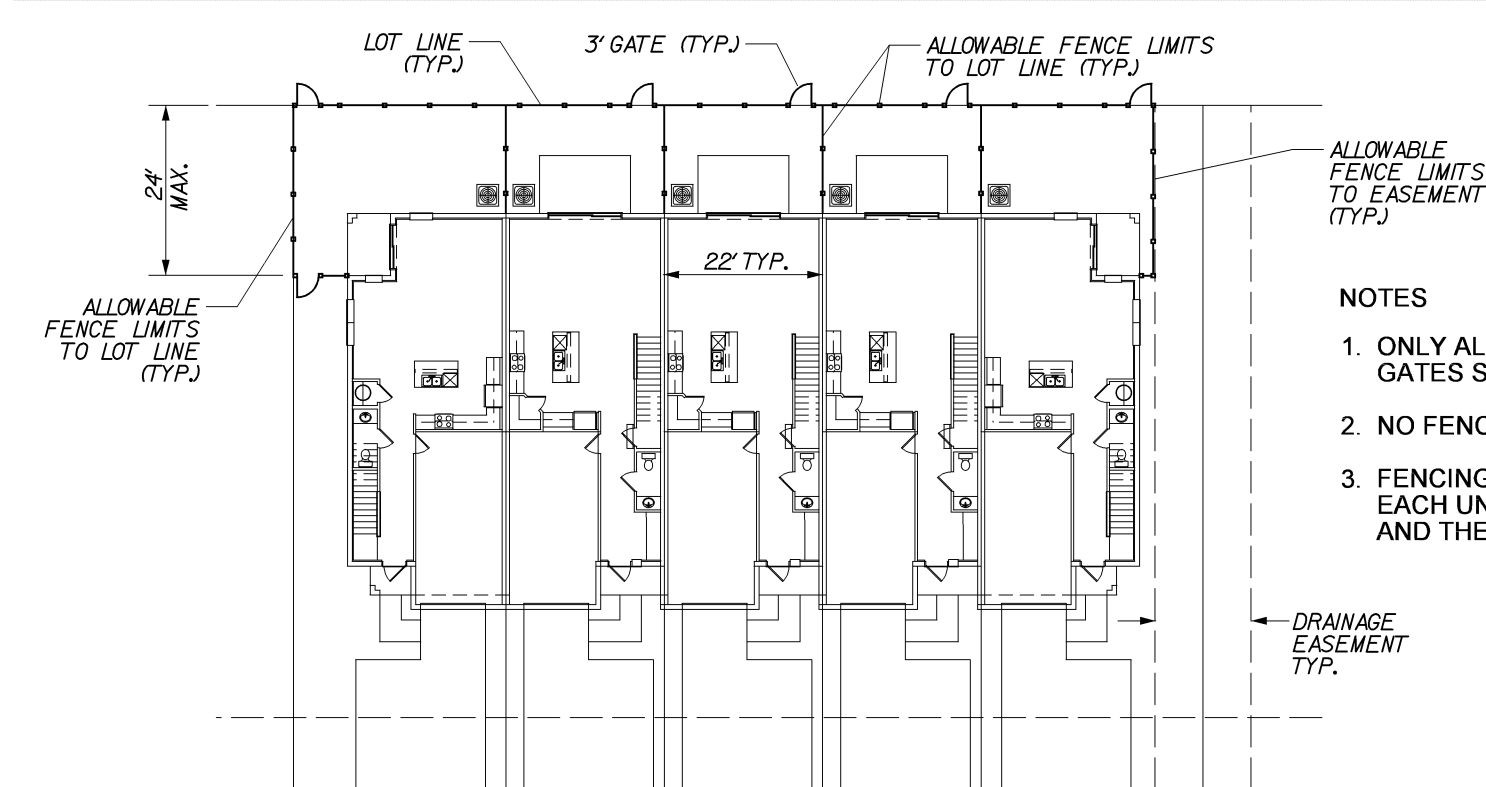
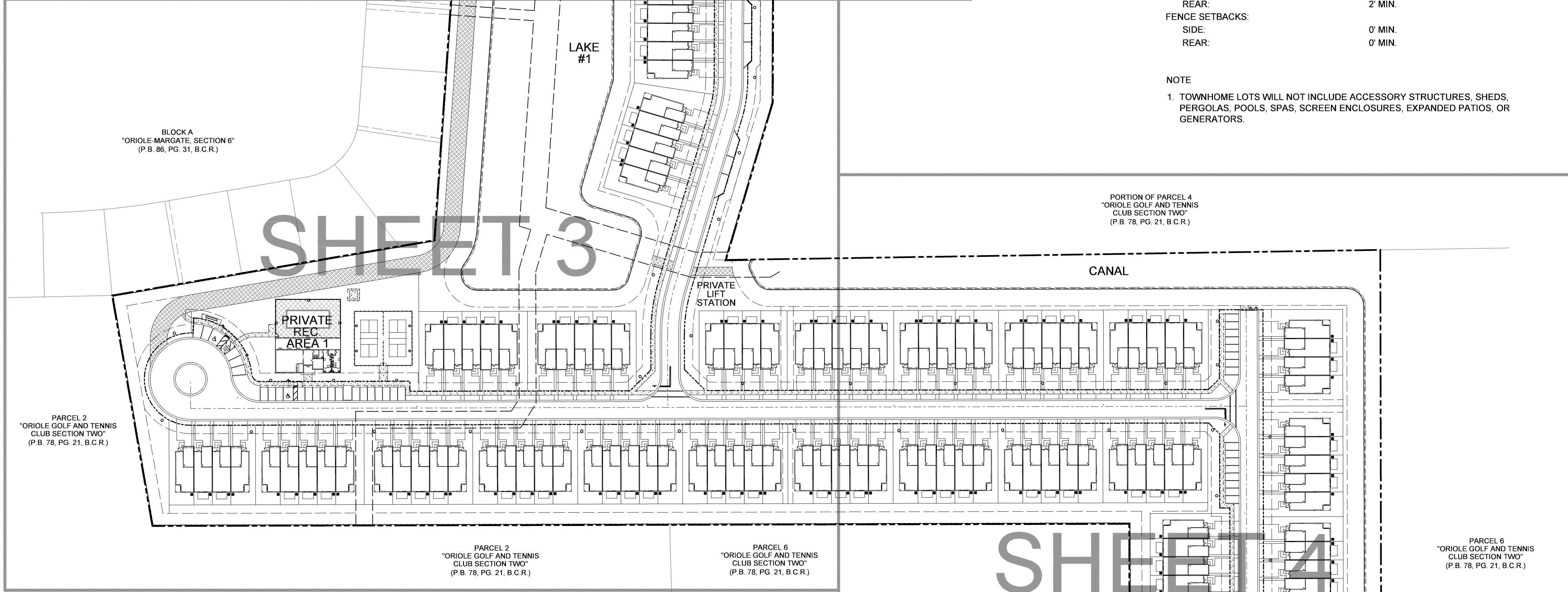
N.T.S.

LOT DEVELOPMENT REGULATIONS

BUILDING HEIGHT:	2 STORIES / 35' MAX.
LOT WIDTH:	22 FT MIN.
BUILDING SETBACKS:	
FRONT WITH FRONT LOAD GARAGE:	25' MIN.
SIDE (INTERIOR):	0' MIN.
SIDE (END UNIT):	7.5' MIN.
SIDE (STREET):	15' MIN.
REAR:	15' MIN.
PATIO SETBACKS:	
SIDE:	2' MIN.
REAR:	2' MIN.
FENCE SETBACKS:	
SIDE:	0' MIN.
REAR:	0' MIN.

NOTE

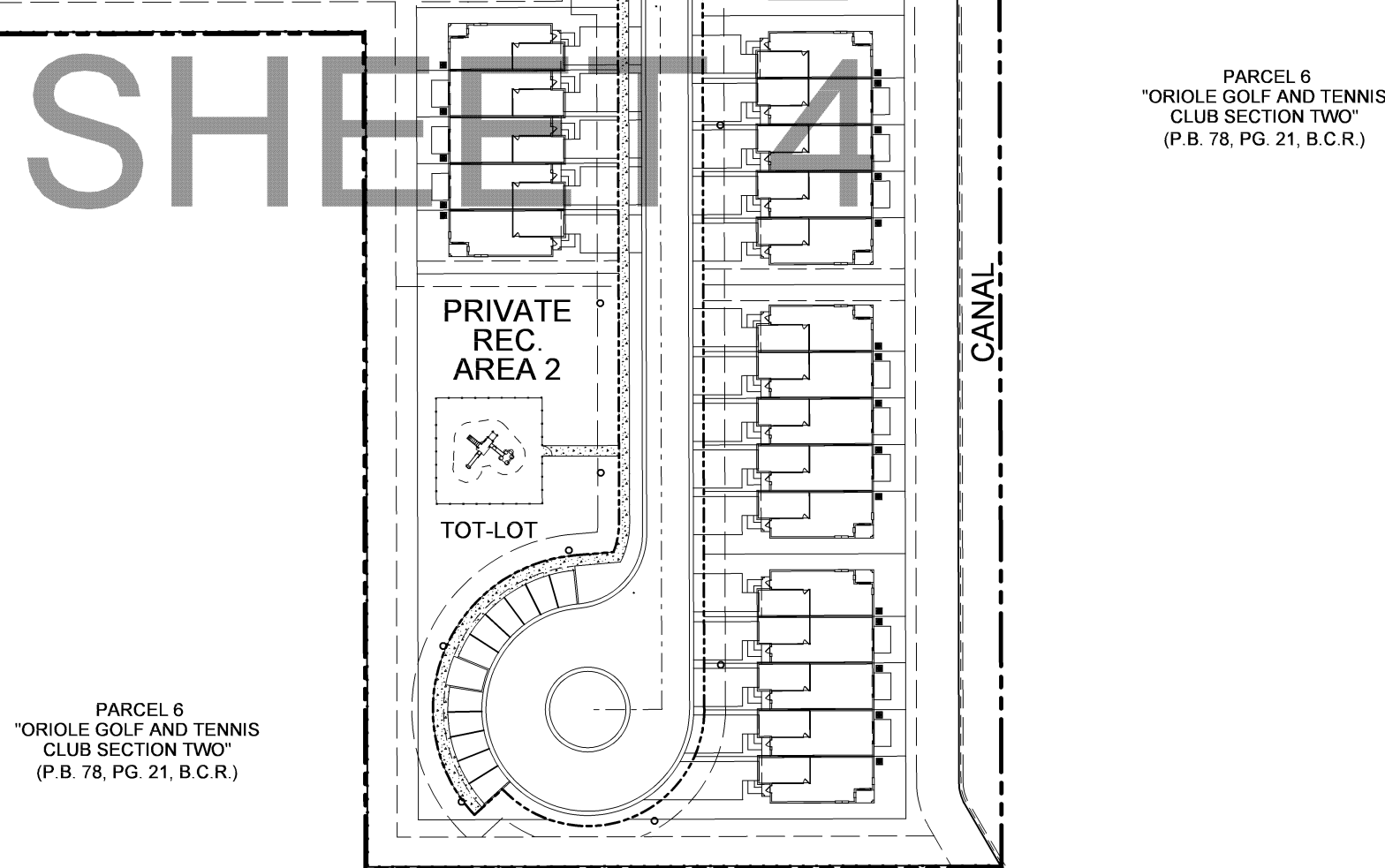
- TOWNHOME LOTS WILL NOT INCLUDE ACCESSORY STRUCTURES, SHEDS, PERGOLAS, POOLS, SPAS, SCREEN ENCLOSURES, EXPANDED PATIOS, OR GENERATORS.



MAXIMUM ALLOWABLE LOT FENCE LIMITS

N.T.S.

SHEET 4



SITE DATA

GROSS SITE AREA :	21.96 AC. (TO CENTERLINE OF MARGATE BLVD)
NET SITE AREA :	21.30 AC.
RESIDENTIAL LAND USE AREA :	20.24 AC.

SITE PARCEL AREAS :	FOLIO: 484135050030
	GROSS: 21.33 AC.
	NET: 20.86 AC.
	FOLIO: 484135080010
	GROSS: 0.63 AC.
	NET: 0.44 AC.

TOTAL DWELLING UNITS :	132 - 2 STORY (3 BEDROOM) TOWNHOMES (22' x 95' MIN. LOT SIZE)
TOTAL DENSITY :	6.60 DU / AC (BASED UPON RESIDENTIAL LAND USE AREA)
PUBLIC PARK AREA :	1.72 AC. (GROSS) / 1.21 AC. (NET)

EXISTING FUTURE LAND USE :

CITY OF MARGATE:
CR - COMMERCIAL RECREATION WITHIN AN
IRREGULAR 7.6 RESIDENTIAL DASHED LINE AREA
BROWARD COUNTY:
RECREATION & OPEN SPACE WITHIN AN IRREGULAR 7.6
RESIDENTIAL DASHED LINE AREA

FOLIO: 484135080010
CITY OF MARGATE:
R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 7.6
RESIDENTIAL DASHED LINE AREA
BROWARD COUNTY:
IRREGULAR RESIDENTIAL (7.6) WITHIN A DASHED LINE AREA

PROPOSED FUTURE LAND USE :

FOLIO: 484135050030
CITY OF MARGATE:
R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 8.38
RESIDENTIAL DASHED LINE AREA (20.24 GROSS AC.)
BROWARD COUNTY:
IRREGULAR (8.38) RESIDENTIAL WITHIN A DASHED LINE AREA (20.24 GROSS AC.)
CITY OF MARGATE:
PARKS WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA (1.72 GROSS AC.)
BROWARD COUNTY:
RECREATION & OPEN SPACE WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED
LINE AREA (1.72 GROSS AC.)

FOLIO: 484135080010
CITY OF MARGATE:
PARKS WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA
BROWARD COUNTY:
RECREATION & OPEN SPACE WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED
LINE AREA

EXISTING ZONING :

FOLIO: 484135050030
S-1 (RECREATIONAL DISTRICT)
FOLIO: 484135080010
R-3A (MULTIPLE FAMILY DWELLING DISTRICT)

PROPOSED ZONING :

FOLIO: 484135050030
PUD (PLANNED UNIT DEVELOPMENT)
FOLIO: 484135080010
PUD (PLANNED UNIT DEVELOPMENT)

SITE COVERAGES

NET SITE AREA :	21.30 AC.	100%
RESIDENTIAL LOT AREA :	7.38 AC.	34.6%
BLDG. FOOTPRINTS :	3.68 AC.	
DRIVEWAYS :	1.18 AC.	
SIDEWALKS / PATIOS :	0.30 AC.	
PERVIOUS :	2.22 AC.	
PRIVATE ROAD TRACT :	3.44 AC.	16.2%
PAVEMENT :	2.28 AC.	
DRIVEWAYS :	0.30 AC.	
SIDEWALKS :	0.36 AC.	
PERVIOUS :	0.50 AC.	
LAKE #1 SURFACE :	2.78 AC.	13.1%
CANAL SURFACE :	1.01 AC.	4.7%
PRIVATE RECREATION AREA 1:	0.57 AC.	2.7%
CLUBHOUSE :	0.07 AC.	
POOL DECK :	0.08 AC.	
SIDEWALK :	0.02 AC.	
PICKLEBALL COURTS :	0.10 AC.	
PERVIOUS :	0.30 AC.	
PRIVATE RECREATION AREA 2:	0.35 AC.	1.6%
SIDEWALK :	0.01 AC.	
PERVIOUS :	0.34 AC.	
PUBLIC PARK AREA :	1.21 AC.	5.7%
PAVEMENT :	0.07 AC.	
SIDEWALK :	0.06 AC.	
PERVIOUS :	1.08 AC.	
OTHER OPEN SPACE :	4.56 AC.	21.4%
IMPERVIOUS :	0.62 AC.	
PERVIOUS :	3.94 AC.	
TOTAL PERVIOUS :	8.39 AC.	39.4%
TOTAL IMPERVIOUS :	12.91 AC.	60.6%

PROVIDED OPEN SPACE

	PROVIDED	ALLOWED	NOTES
LAKE #1 (SURFACE) :	2.78 AC.	1.39 AC.	50% (MAX. PER CODE)
OTHER OPEN SPACE :	3.26 AC.	3.26 AC.	100%
PUBLIC PARK :	1.21 AC.	0.91 AC.	75% (MAX. PER CODE)
PRIVATE RECREATION AREA 1:	0.57 AC.	0.43 AC.	75% (MAX. PER CODE)
PRIVATE RECREATION AREA 2:	0.35 AC.	0.26 AC.	75% (MAX. PER CODE)
FIRE ACCESS (WITHIN 25' SETBACK) :	0.36 AC.	0.18 AC.	50% (MAX. PER CODE)
LOT AREA (USEABLE) :	1.19 AC.	1.07 AC.	5% (MAX. PER NET SITE)

TOTAL PROVIDED OPEN SPACE :	7.50 AC.	35%
TOTAL REQUIRED OPEN SPACE :	7.46 AC.	35%

MINIMUM SITE REQUIREMENTS

	REQUIRED	PROVIDED
MAXIMUM BLDG. HEIGHT:	N/A	31 FT 4 IN (2 STORY)
MINIMUM PERIPHERAL SETBACK:	25 FT	25 FT
MINIMUM BUILDING SEPERATION:	N/A	15 FT
MINIMUM FRONT BLDG. SETBACK:	N/A	25 FT (FROM ROAD TRACT)
MINIMUM REAR BLDG. SETBACK:	N/A	40 FT (FROM PROPERTY LINE)

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
132 MULTI-FAMILY D.U.	396 SPACES	396 SPACES
(3 BEDROOM TOWNHOMES)	1 SPACE PER BEDROOM	1 GARAGE & 2 DRIVEWAY SPACES PER UNIT
15% SUPPLEMENTAL GUEST PARKING	60 SPACES (396 x 15%)	62 SPACES
TOTAL	456 SPACES	458 SPACES

RECREATION AREA ADA PARKING REQUIREMENTS

	REQUIRED	PROVIDED
ADA PARKING SPACES	1 SPACE	2 SPACES

PUBLIC PARK PARKING

PROVIDED 2 REGULAR PARKING SPACES & 1 ADA SPACE

GENERAL NOTES

- ALL INTERNAL STREETS SHALL BE PRIVATE & MAINTAINED BY H.O.A.
- ALL PROPOSED ELECTRIC AND COMMUNICATION LINES SHALL BE PLACED UNDERGROUND.
- OPEN SPACE, LAKE & 20' LAKE MAINTENANCE EASEMENT SHALL BE MAINTAINED BY H.O.A.
- LAKE IS TO BE USED AS IRRIGATION SOURCE
- GARBAGE COLLECTION WILL BE CURBSIDE PICKUP

SCHNARS
ENGINEERING CORPORATION

TEL: (561) 241-1465
FAX: (561) 241-5182
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL: OCT. 2022

REVISIONS:

1	1/3/23	CITY COMMENTS
2	2/27/23	CITY COMMENTS
3	8/4/23	CITY COMMENTS
4	10/11/23	CITY COMMENTS
5		

MASTER SITE PLAN

SITE DATA & DETAILS

TASK:

NOVE OF MARGATE

FLORIDA

MARGATE

PROJECT:

SCALE

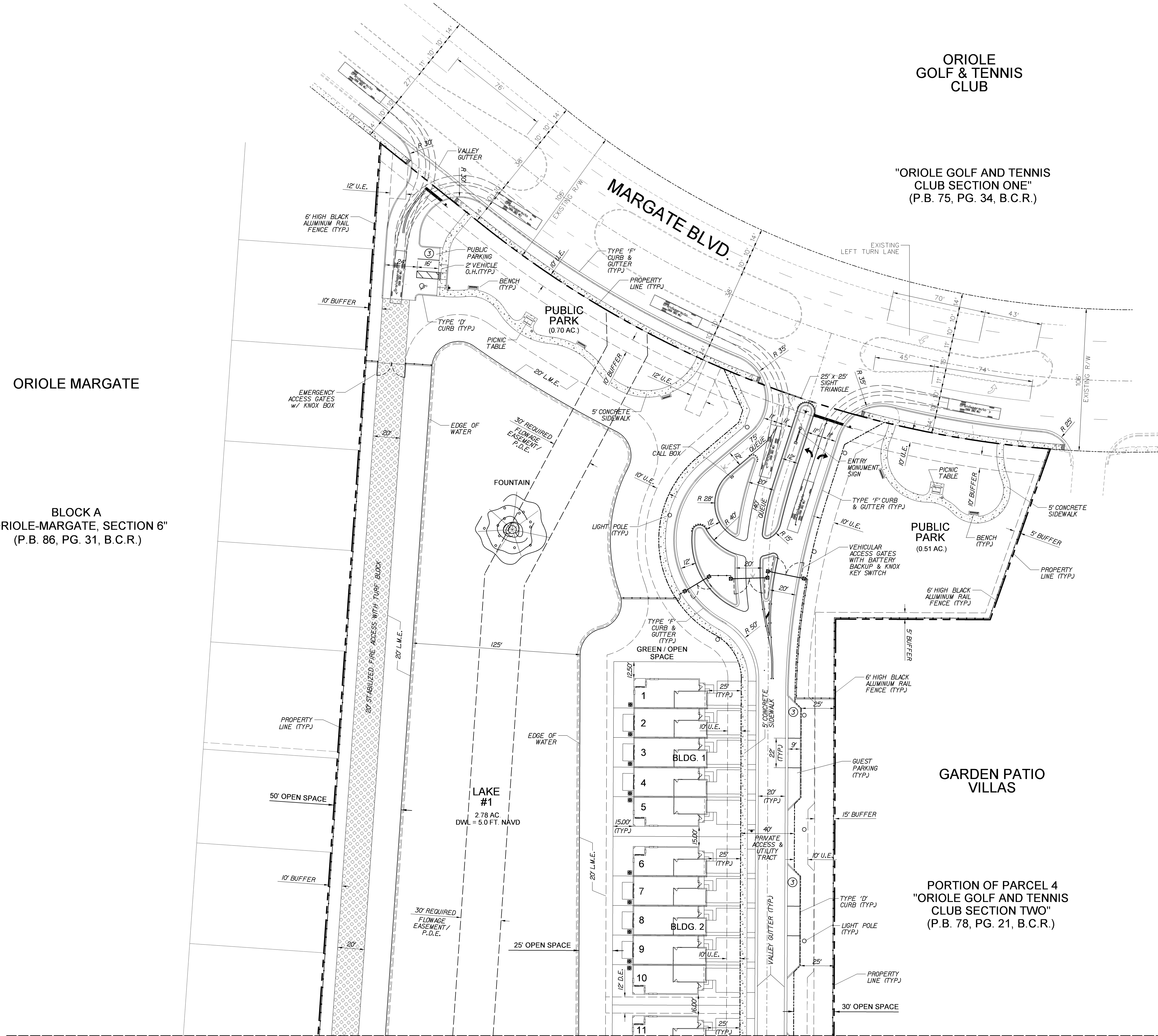
Jeffrey T. Schnars, P.E.
Florida Registration No. 46697
(FOR THE FIRM)

JOB NO.	17180
DRAWN	RAD
DESIGNED	JTS
CHECKED	JWM
Q.C.	JTS

SHEET SP1 OF 6

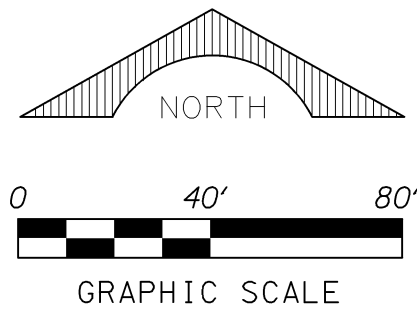
8/11/2023

SW457 AM



ORIOLE
GOLF & TENNIS
CLUB

"ORIOLE GOLF AND TENNIS
CLUB SECTION ONE"
(P.B. 75, PG. 34, B.C.R.)

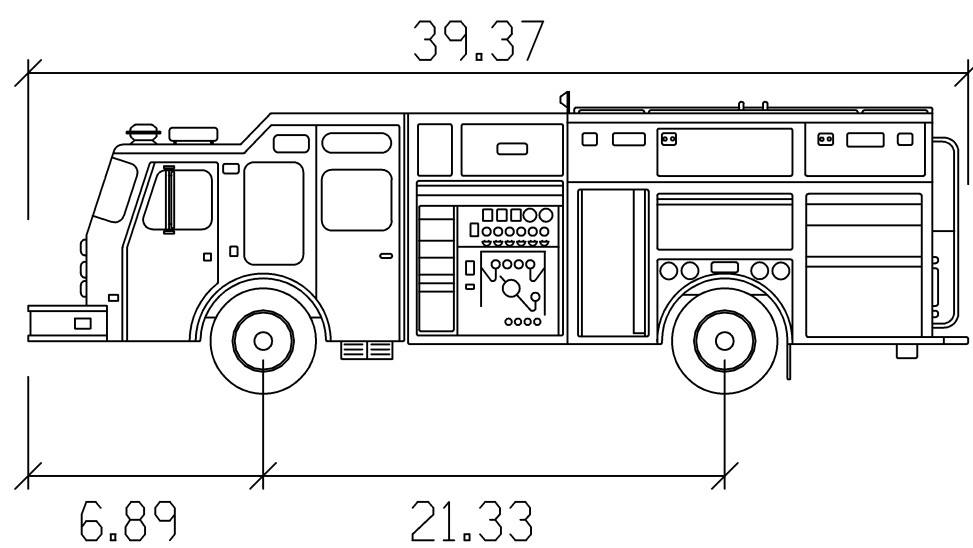


ORIOLE MARGATE

BLOCK A
"ORIOLE-MARGATE, SECTION 6"
(P.B. 86, PG. 31, B.C.R.)

GARDEN PATIO
VILLAS

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



FIRE TRUCK		feet
Width	:	8.37
Track	:	7.89
Lock to Lock Time	:	6.0
Steering Angle	:	36.2

FIRE DEPARTMENT NOTES

- PEDESTRIAN GATES TO HAVE A KEY PAD CONTROL FOR RESIDENT ACCESS. GATE TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW ALL GATES TO MANUALLY OPEN BY PUSHING SWING GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.
- VEHICULAR ACCESS GATES TO BE EQUIPPED WITH KNOX KEY ELECTRONIC SWITCH TO OPEN THE GATE PER CITY FIRE DEPARTMENT REQUIREMENTS. SWITCH IS TO BE MOUNTED ON THE GATE BOX OR ON A SEPERATE PEDESTAL TO MEET FIRE DEPARTMENT REQUIREMENTS. VEHICLE GATES TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW VEHICLE GATES TO MANUALLY OPEN BY PUSHING SWING GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.

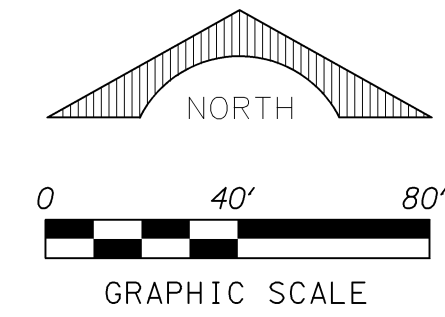
Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 10/11/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ORIGINAL:	OCT. 2022
REVISIONS:	
1	12/23 CITY COMMENTS
2	2/27/23 CITY COMMENTS
3	8/4/23 CITY COMMENTS
4	10/11/23 CITY COMMENTS
5	

PROJECT:	NOVE OF MARGATE	MARGATE	FLORIDA
	TASK:		

SEAL

JOB NO.	17180
DRAWN	RAD
DESIGNED	JTS
CHECKED	JWM
Q.C.	JTS
SHEET	SP2 OF 6



MATCH LINE SEE SHEET 2

GARDEN PATIO VILLAS

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

BLOCK A
"ORIOLE-MARGATE, SECTION 6"
(P.B. 86, PG. 31, B.C.R.)

ORIOLE MARGATE

PARCEL 2
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

ORIOLE GARDENS
CONDOMINIUM PH 2

PARCEL 2
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

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

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 10/11/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SCHNARS
ENGINEERING CORPORATION
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
TEL: (561) 241-1455
FAX: (561) 241-1512
CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL: OCT. 2022
REVISIONS:
1 1/3/23 CITY COMMENTS
2 8/4/23 CITY COMMENTS
3 10/11/23 CITY COMMENTS
4
5

SITE PLAN

NOVE OF MARGATE

PROJECT:

SCALE

FLORIDA

MARGATE

17180

DRAWN RAD

DESIGNED JTS

CHECKED JWM

Q.C. JTS

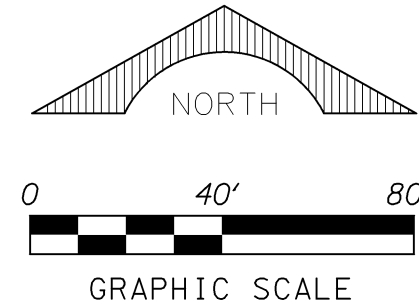
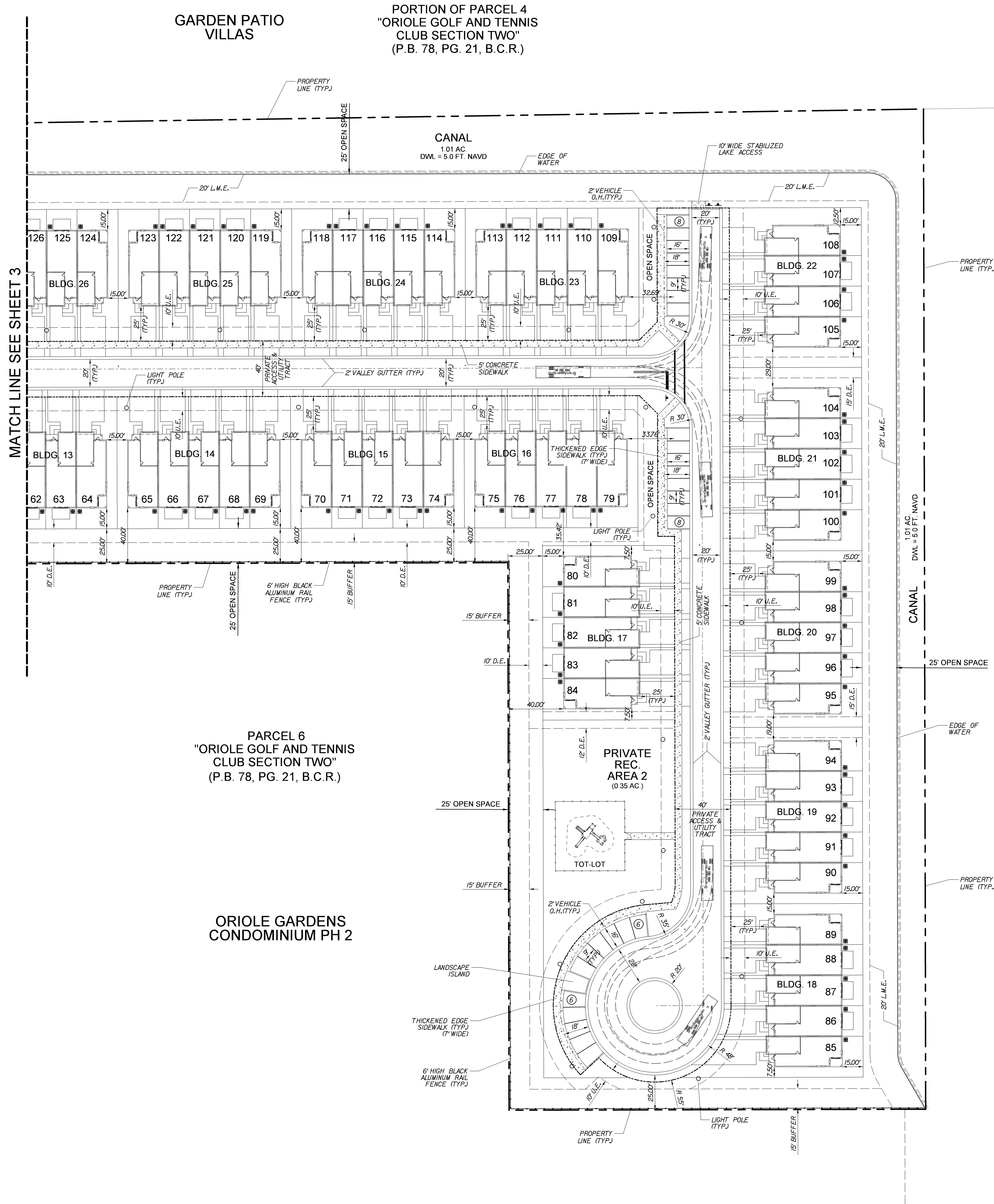
SHEET SP3 OF 6

10/11/2023

5062 AM

8/1/23

Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)



ORIOLE GARDENS
CONDOMINIUM PH 2

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

GARDEN PATIO
VILLAS

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

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

ORIOLE GARDENS
CONDOMINIUM PH 2

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 10/11/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT:

NOVE OF MARGATE

ORIOLE GARDENS
CONDOMINIUM PH 2

TASK:

SITE PLAN

ORIGINAL: OCT. 2022

REVISIONS:

1 1/3/23 CITY COMMENTS

2 8/4/23 CITY COMMENTS

3 10/11/23 CITY COMMENTS

4

5

PROFESSIONAL ENGINEER

Jeffrey T. Schnars, P.E.

Civil Engineer

Florida Registration No. 46697

(FOR THE FIRM)

17180

RAD

JTS

JWM

JTS

10/11/2023

SP4 OF 6

FLORIDA

MARGATE

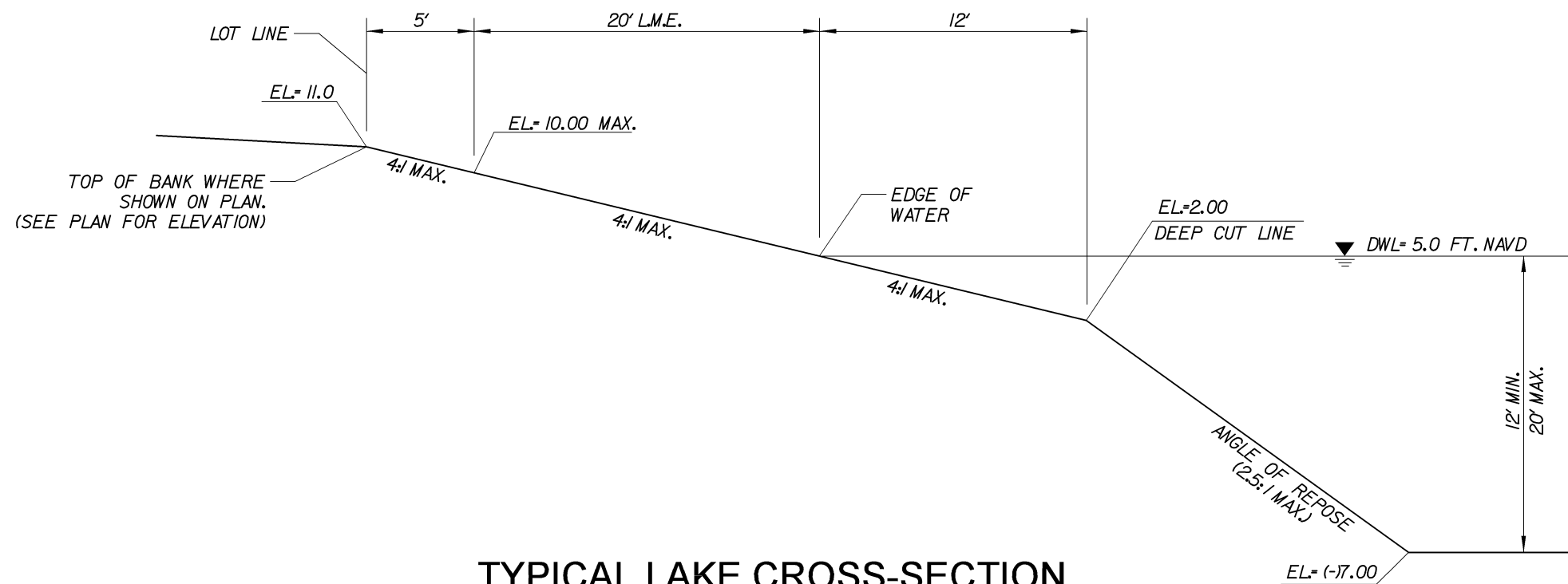
947 CLINT MOORE ROAD

BOCA RATON, FLORIDA 33487

TEL: (561) 241-1545

FAX: (561) 241-1512

CERTIFICATE OF AUTHORIZATION No. 6640

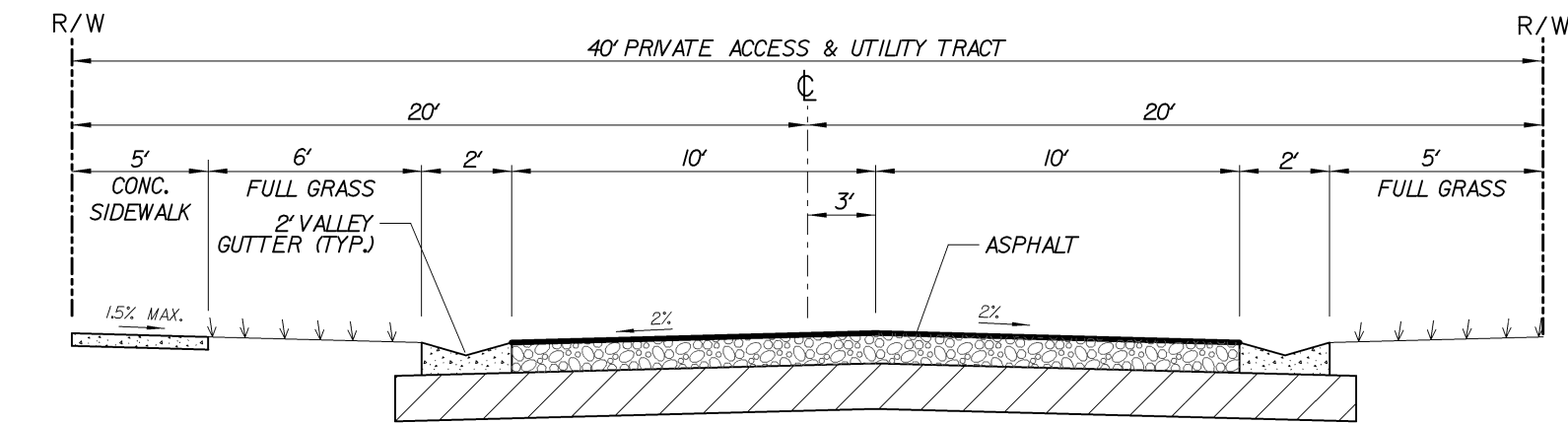


TYPICAL LAKE CROSS-SECTION

N.T.S.

NOTE:

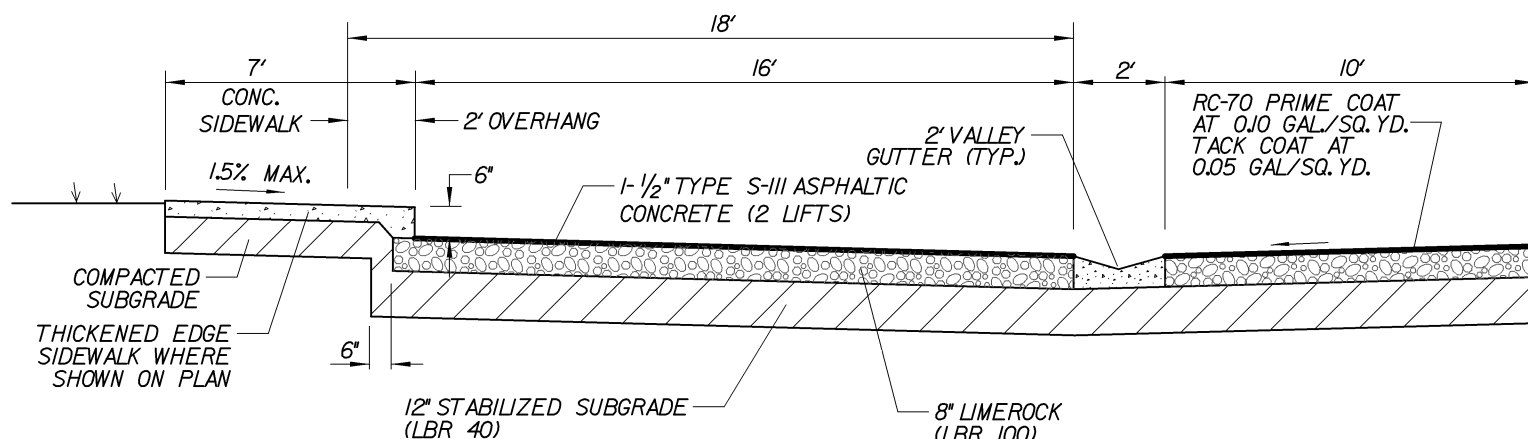
ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.



TYPICAL ROAD SECTION

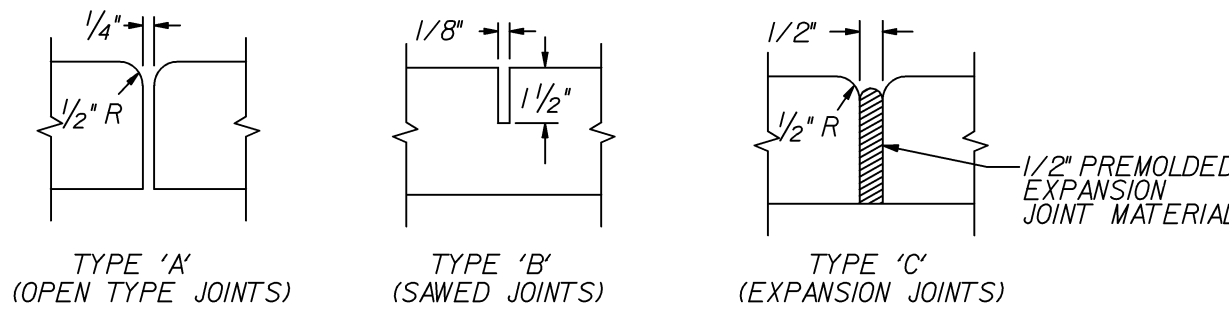
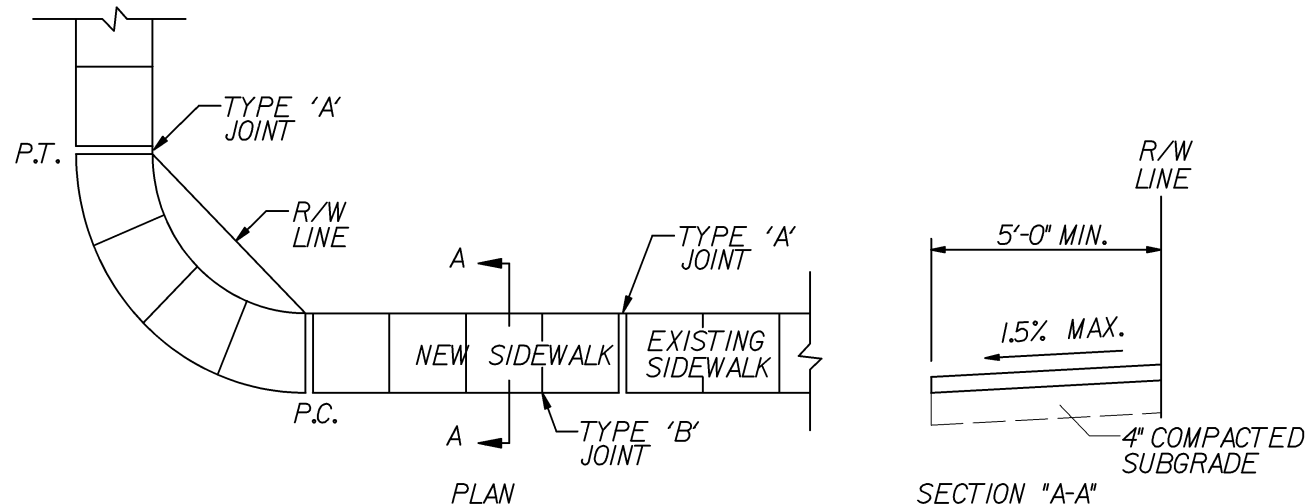
40' PRIVATE ROAD TRACT

N. T. S.



TYPICAL PARKING WITH SIDEWALK DETAIL

N. T. S.



SIDEWALK JOINTS

TABLE OF SIDEWALK THICKNESS - T'	
LOCATION	T'
RESIDENTIAL AREAS & CART PATHS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

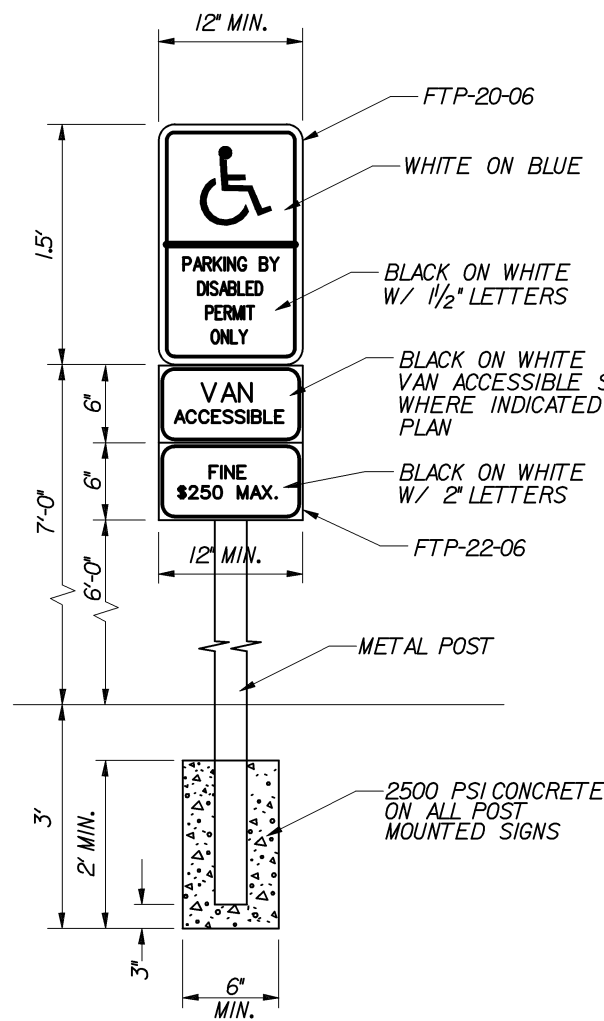
* AT THE DISCRETION OF THE ENGINEER

NOTES:

- SUBGRADE TO BE A MINIMUM 4" OF CLEAN SAND OR SANDY LOAM COMPACTED TO 95% DENSITY AASHTO T-99.
- SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN. 2500 PSI @ 28 DAYS.
- AT DRIVEWAY LOCATIONS, SIDEWALKS SHALL BE 6" THICK AND SHALL INCLUDE 6X6, W1.4XW1.4 WELDED WIDE MESH WITH 2" OR LOWER FROM THE BOTTOM AND END.
- SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS DISABILITIES ACT. SIDEWALKS SHALL HAVE A MAXIMUM TRANSVERSE SLOPE OF .002 FEET PER FOOT AND A MINIMUM TRANSVERSE SLOPE OF .001 FEET PER FOOT TOWARD THE SWALE OR GUTTER AND SHALL BE GIVEN A TRANSVERSE HAIR BROOM FINISH.
- RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE WITH FDOT INDEX 522-002.

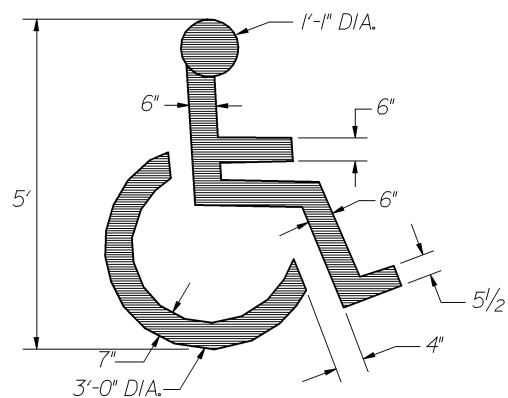
SIDEWALK DETAIL

N. T. S.



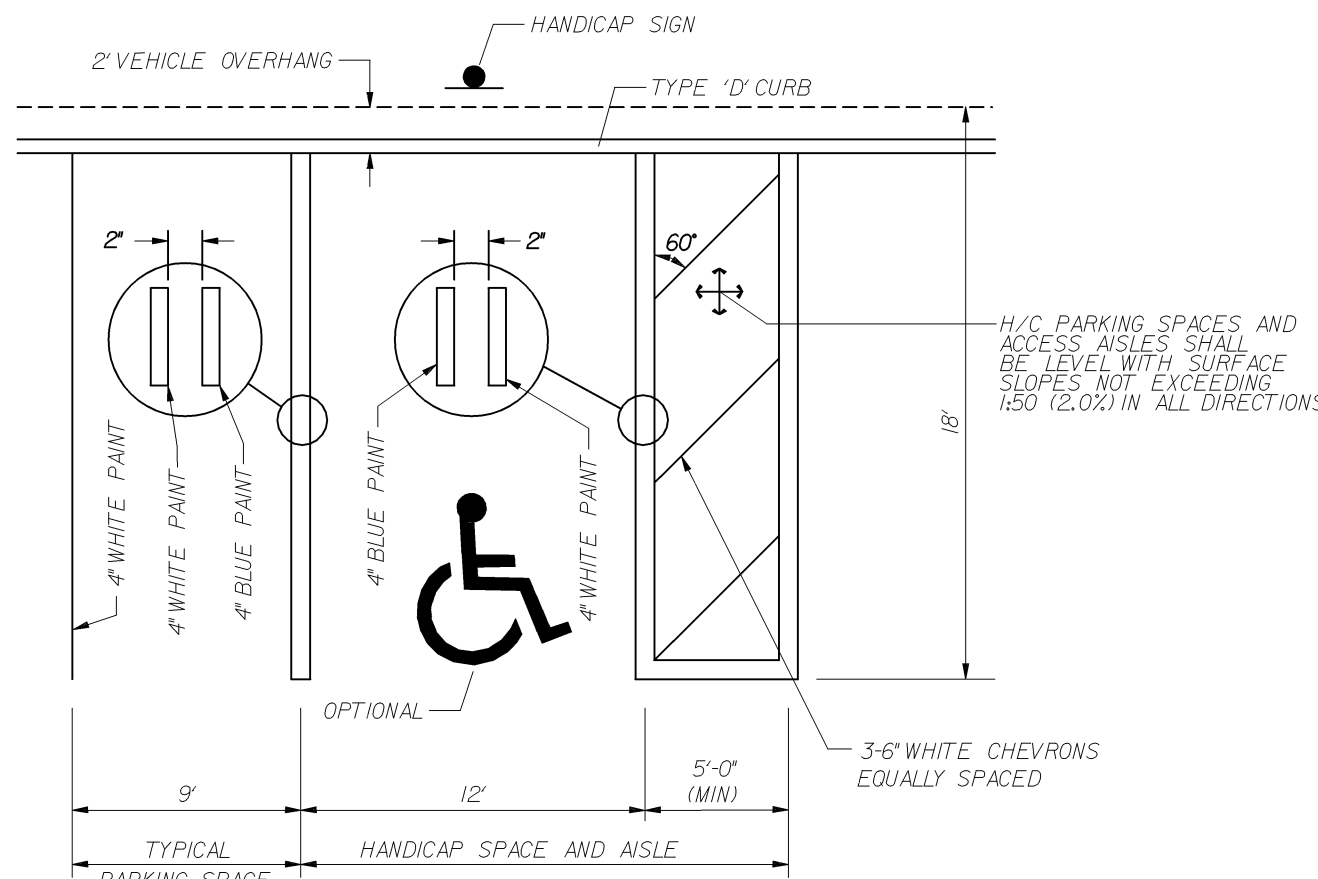
HANDICAP PARKING SIGN

N. T. S.



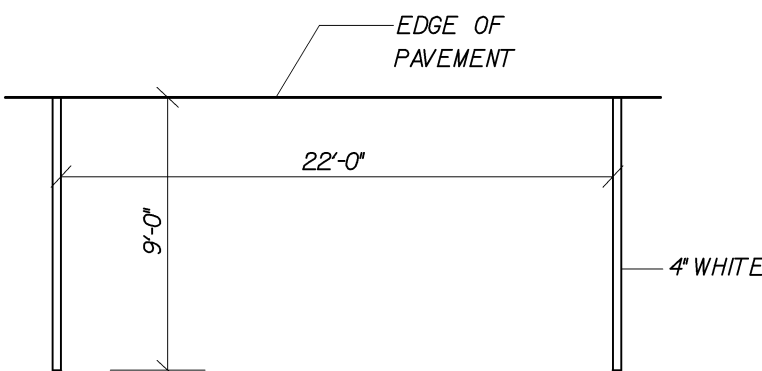
HANDICAP SYMBOL PAINT DETAIL

N. T. S.



TYPICAL PARKING DETAILS

N. T. S.



PARALLEL PARKING SPACE

N. T. S.

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 10/11/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SCHNARS
ENGINEERING CORPORATION

TEL: (561) 241-1455
FAX: (561) 241-5182

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487

CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL: OCT. 2022

REVISIONS:

1 1/3/23 CITY COMMENTS

2 8/4/23 CITY COMMENTS

3 10/11/23 CITY COMMENTS

4

5

TASK: SITE PLAN DETAILS

PROJECT: NOVE OF MARGATE

FLORIDA

MARGATE

SEAL

Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)

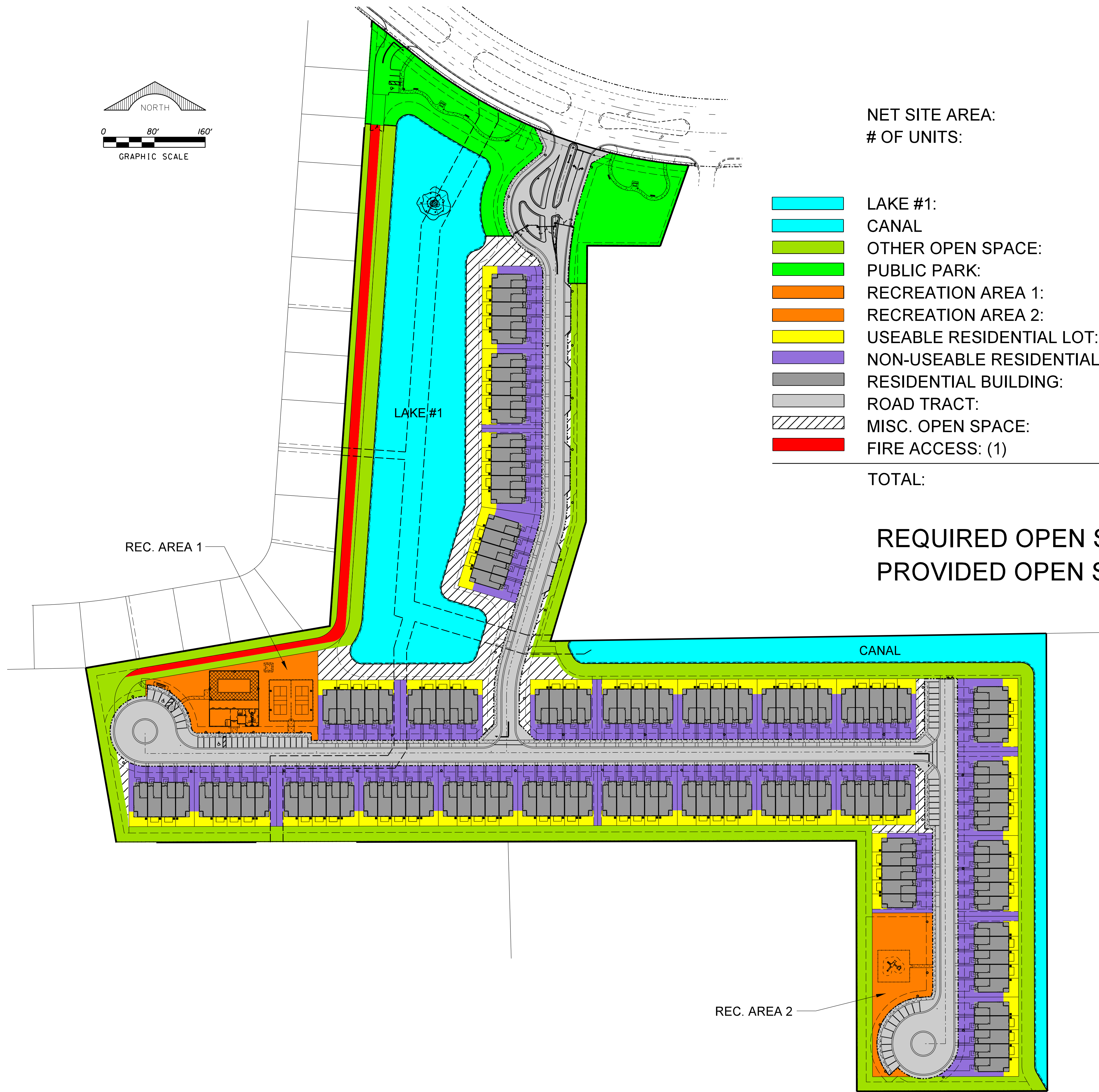
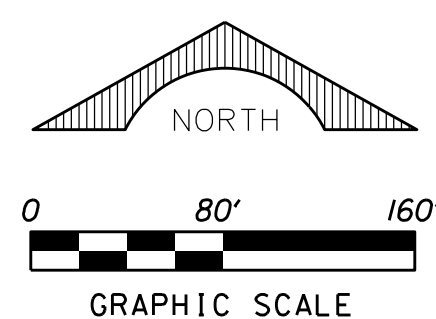
JOB NO. 17180
DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS

SHEET SP5 of 6

8/1/23

5/3/24 AM

10/11/2023



NET SITE AREA: 21.302 AC.
OF UNITS: 132 DU

		PERCENT ALLOWED	
LAKE #1:	2.777 AC.	1.389 AC.	50% (MAX. PER CODE)
CANAL	1.006 AC.	EXCLUDED	0%
OTHER OPEN SPACE:	3.260 AC.	3.260 AC.	100%
PUBLIC PARK:	1.208 AC.	0.906 AC.	75% (MAX. PER CODE)
RECREATION AREA 1:	0.566 AC.	0.425 AC.	75% (MAX. PER CODE)
RECREATION AREA 2:	0.349 AC.	0.262 AC.	75% (MAX. PER CODE)
USEABLE RESIDENTIAL LOT:	1.189 AC.	1.065 AC.	5% (MAX. PER PUD AREA)
NON-USEABLE RESIDENTIAL LOT:	2.522 AC.	EXCLUDED	0%
RESIDENTIAL BUILDING:	3.667 AC.	EXCLUDED	0%
ROAD TRACT:	3.443 AC.	EXCLUDED	0%
MISC. OPEN SPACE:	0.958 AC.	EXCLUDED	0%
FIRE ACCESS: (1)	0.357 AC.	0.179 AC.	50%
TOTAL:	21.302 AC.	7.486 AC.	

REQUIRED OPEN SPACE: 7.455 AC. 35.0%
PROVIDED OPEN SPACE: 7.486 AC. 35.1%

NOTES:
(1) WITHIN 25 FT. PERIPHERAL SETBACK.

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 10/11/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ORIGINAL: OCT. 2022

REVISIONS:

1 9/22/23 CITY COMMENTS

2 9/25/23 CITY COMMENTS

3 10/12/23 CITY COMMENTS

4

5

PROJECT:

NOVE OF MARGATE

MARGATE

TASK:

OPEN SPACE EXHIBIT

STATE:

FLORIDA

Jeffrey T. Schnars, P.E.
Florida Registration No. 46697
(FOR THE FIRM)

JOB NO. 17180
DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS

SHEET SP6 OF 6

SCHNARS

ENGINEERING CORPORATION

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
TEL: (561) 241-6465
FAX: (561) 241-5182
CERTIFICATE OF AUTHORIZATION No. 6640

#1/12/23

#1/12/23

#1/12/23