



**REGULAR MEETING OF  
THE DEVELOPMENT REVIEW COMMITTEE  
HYBRID MEETING  
<https://us02web.zoom.us/j/88598157401>  
MINUTES**

**Wednesday, June 28, 2023**

**10:00 a.m.**

City of Margate

901 NW 66<sup>th</sup> Avenue, Margate, FL. 33063

**PRESENT:**

Elizabeth Taschereau, Director of Development Services  
Andrew Pinney, AICP, Senior Planner  
David Tolces, Esq., Interim City Attorney  
Paula Fonseca, City Engineer  
Randy Daniel, DEES Assistant Director  
David Scholl, Fire Code Official  
Todd Belback, Community Development Inspector  
Officer Drew Germann, Police Department, Traffic Division  
Michael Jones, Parks and Recreation Director

**ALSO PRESENT:**

Matthew H. Scott, Esq., Dunay, Miskel & Backman, LLP.

The regular meeting of the Margate Development Review Committee (DRC) having been properly noticed, was called to order at 10:00 a.m. on Wednesday, June 28, 2023, at the City of Margate Building Department, 901 NW 66<sup>th</sup> Avenue, Margate, FL 33063.

**NEW BUSINESS**

A) *1D2023-0211*

**DRC NO. 23-400012** CONSIDERATION OF A LAND USE PLAN AMENDMENT TO REDEVELOP THE 21.3-ACRE MARGATE EXECUTIVE GOLF COURSE INTO A 137-UNIT TOWNHOUSE DEVELOPMENT.

**LOCATION:** 7870 MARGATE BOULEVARD

**ZONING:** S-1 RECREATIONAL DISTRICT AND R-3A MULTIPLE DWELLING DISTRICT

**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

**Development Services Department**

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**City Commission**

Mayor Anthony N. Caggiano

Vice Mayor Tommy Ruzzano

Antonio V. Arserio

Arlene R. Schwartz

Joanne Simone

**City Manager**

Cale Curtis

**Interim City Attorney**

Weiss Serota Helfman

Cole & Bierman

**City Clerk**

Jennifer M. Johnson, MMC

RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS  
OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** MATTHEW H. SCOTT, ESQ., AGENT FOR MICHAEL FIMIANI, FIMIANI  
DEVELOPMENT CORPORATION.

Andrew Pinney, Senior Planner, introduced the item and explained the process to be followed. He stated staff comments were delivered to the applicant and were attached to the agenda online for reference. He invited any additional comments or corrections from staff. Seeing none, he asked whether the applicant had questions regarding the comments.

Matthew H. Scott, Esq., Dunay, Miskel & Backman, LLP, Agent for Michael Fimiani, Fimiani Development Corporation, stated the comments were received Thursday, June 22. He noted a DRC meeting was originally held in December 2021, and since that time the plan had been entirely reworked and resubmitted. He stated the team would review the comments and did not have any specific questions at this time. He acknowledged there were items which remain unresolved, and explained the plan was to continue to work with staff and resubmit again.

Mr. Pinney stated given the volume and nature of the comments, the recommendation of the committee was resubmittal. There were no objections.

Attorney Scott asked for clarification on timing requirements within the process for resubmittal or is it a rolling thing as to when revisions are made.

Mr. Pinney stated that it's a rolling process, it's not a complete new submittal where you go through a completeness check. You're responding to comments and uploading revised plans.

Attorney Scott said great and stated that some cities have a hard deadline of re-submission dates and that they understand they need to work through some of the various items in the comments and that as soon as they are ready, not knowing the timeline today, they will be looking to resubmit. So that's helpful.

Mr. Pinney said ok.

B) 1D2023-0212

**DRC NO. 23-400013** CONSIDERATION OF A REZONING FROM S-1 AND R-3A TO PUD AND S-2 TO REDEVELOP THE 21.3-ACRE MARGATE EXECUTIVE GOLF COURSE INTO A 137-UNIT TOWNHOUSE DEVELOPMENT.

**LOCATION:** 7870 MARGATE BOULEVARD

**ZONING:** S-1 RECREATIONAL DISTRICT AND R-3A MULTIPLE DWELLING DISTRICT

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**PETITIONER:** MATTHEW H. SCOTT, ESQ., AGENT FOR MICHAEL FIMIANI, FIMIANI DEVELOPMENT CORPORATION.

Mr. Pinney stated staff comments were delivered to the applicant and were attached to the agenda online for reference. He invited any additional comments from staff. Seeing none, he asked whether the applicant had questions regarding the comments.

Attorney Scott stated the comments were very thorough and that there was no confusion regarding what needed to be addressed.

Mr. Pinney stated given the volume and nature of the comments, the recommendation of the committee was resubmittal and address comments. There were no objections.

C) 1D2023-0213

**DRC NO. 23-400014** CONSIDERATION OF A SITE PLAN TO REDEVELOP THE 21.3-ACRE MARGATE EXECUTIVE GOLF COURSE INTO A 137-UNIT TOWNHOUSE DEVELOPMENT.

**LOCATION:** 7870 MARGATE BOULEVARD

**ZONING:** S-1 RECREATIONAL DISTRICT AND R-3A MULTIPLE DWELLING DISTRICT

**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.

**PETITIONER:** MATTHEW H. SCOTT, ESQ., AGENT FOR MICHAEL FIMIANI, FIMIANI DEVELOPMENT CORPORATION.

Mr. Pinney stated staff comments were delivered to the applicant and were attached to the agenda online for reference. He invited any additional comments from staff. Seeing none, he asked whether the applicant had questions regarding the comments.

Attorney Scott stated he had no questions.

Mr. Pinney stated given the volume and nature of the comments, the recommendation of the committee was resubmittal. There were no objections.

## **GENERAL DISCUSSION**

Mr. Pinney called for general discussion. There being no further business to discuss, the meeting was adjourned at 10:07 a.m.

Respectfully submitted,



Elizabeth Taschereau, Director of Development Services