

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING SECTION 5.2 OF APPENDIX A OF THE MARGATE CITY CODE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MARGATE; PROVIDING FOR REAL PROPERTY LOCATED AT 603 MELALEUCA DRIVE, TO BE REZONED FROM R-1 ONE FAMILY DWELLING DISTRICT & R-3 MULTIPLE FAMILY DWELLING DISTRICT TO CF-1 COMMUNITY FACILITY DISTRICT; PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Code of Ordinances of the City of Margate, Florida ("Code") review requirements for development permits, the development permit application to rezone property located at 603 Melaleuca Drive (a detailed description of the property is included in Addendum 1) was reviewed by the Development Review Committee on October 13, 2020; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, has reviewed the contents of this Ordinance at a duly noticed public hearing on June 1, 2021, and recommended approval; and

WHEREAS, the City Commission conducted first and second reading of this Ordinance at duly noticed public hearings, as required by law, and after having received input from and participation by interested members of the public and staff, the City Commission has determined that this Ordinance is consistent with the City's Comprehensive Plan and in the best interest of the City, its residents, and its visitors.

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

SECTION 1: The preceding "Whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2: That Section 5.2 of Appendix A of the City Code of the City of Margate and the official map provided therein is hereby amended to conform to the following:

That the zoning classification of the real property described on Addendum 1, attached hereto and designated Schedules "A-B", all in the City of Margate, Broward County,

Florida, are hereby changed in accordance with the schedules shown on the addendum and made a part of this Ordinance.

SECTION 3: That this rezoning is a development permit as defined in Section 31-33 of the Code of the City of Margate. Therefore, all representations by the applicant are incorporated as binding conditions of approval of this rezoning and shall be attached as "Addendum 2" entitled Conditions of Approval.

SECTION 4: That all ordinances or parts of ordinances in conflict are repealed to the extent of such conflict.

SECTION 5: That this Ordinance shall become effective immediately upon adoption at its second reading.

PASSED ON FIRST READING THIS _____ day of _____, 2021.

PASSED ON SECOND READING THIS _____ day of _____, 2021.

ATTEST:

JOSEPH KAVANAGH
CITY CLERK

MAYOR ARLENE R. SCHWARTZ

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

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

ADDENDUM 1

SCHEDULE "A"

FROM: R-1 ONE FAMILY DWELLING DISTRICT
TO: CF-1 COMMUNITY FACILITY DISTRICT
FOLIO: 484136020350
ADDRESS: 603 MELALEUCA DRIVE

LEGAL DESCRIPTION:

LOT 3, BLOCK 3, OF "HAMMON HEIGHTS SECTION 2," ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 46 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE "B"

FROM: R-3 MULTIPLE FAMILY DWELLING DISTRICT
TO: CF-1 COMMUNITY FACILITY DISTRICT
FOLIO: 484136020350
ADDRESS: 603 MELALEUCA DRIVE

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3, OF "HAMMON HEIGHTS SECTION 2," ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 46 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDENDUM 2

CONDITIONS OF APPROVAL

All representations by the applicant are incorporated as binding conditions of approval of this rezoning Ordinance. This shall be finalized upon approval of this Ordinance on second reading.