

1 CITY OF MARGATE, FLORIDA
2
3 ORDINANCE NO. _____
4

5 AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA,
6 AMENDING SECTION 5.2 OF APPENDIX A OF THE MARGATE
7 CITY CODE; AMENDING THE OFFICIAL ZONING MAP OF
8 THE CITY OF MARGATE; PROVIDING FOR REAL PROPERTY
9 LOCATED AT 603 MELALEUCA DRIVE, TO BE REZONED
10 FROM R-1 ONE FAMILY DWELLING DISTRICT & R-3
11 MULTIPLE FAMILY DWELLING DISTRICT TO CF-1
12 COMMUNITY FACILITY DISTRICT; PROVIDING FOR
13 REPEAL; PROVIDING FOR AN EFFECTIVE DATE.
14

15
16 **WHEREAS**, pursuant to the Code of Ordinances of the City of
17 Margate, Florida ("Code") review requirements for development
18 permits, the development permit application to rezone property
19 located at 603 Melaleuca Drive (a detailed description of the
20 property is included in Addendum 1) was reviewed by the
21 Development Review Committee on October 13, 2020; and
22

23 **WHEREAS**, the Planning and Zoning Board, sitting as the
24 Local Planning Agency, has reviewed the contents of this
25 Ordinance at a duly noticed public hearing on June 1, 2021,
26 and recommended approval; and
27

28 **WHEREAS**, the City Commission conducted first and second
29 reading of this Ordinance at duly noticed public hearings, as
30 required by law, and after having received input from and
31 participation by interested members of the public and staff,
32 the City Commission has determined that this Ordinance is
33 consistent with the City's Comprehensive Plan and in the best
34 interest of the City, its residents, and its visitors.
35

36 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
37 THE CITY OF MARGATE, FLORIDA:
38

39 **SECTION 1:** The preceding "Whereas" clauses are ratified
40 and incorporated as the legislative intent of this Ordinance.
41

42 **SECTION 2:** That Section 5.2 of Appendix A of the City
43 Code of the City of Margate and the official map provided
44 therein is hereby amended to conform to the following:
45

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

1 Florida, are hereby changed in accordance with the schedules
2 shown on the addendum and made a part of this Ordinance.
3

4 **SECTION 3:** That this rezoning is a development permit
5 as defined in Section 31-33 of the Code of the City of
6 Margate. Therefore, all representations by the applicant are
7 incorporated as binding conditions of approval of this
8 rezoning and shall be attached as "Addendum 2" entitled
9 Conditions of Approval.
10

11 **SECTION 4:** That all ordinances or parts of ordinances
12 in conflict are repealed to the extent of such conflict.
13

14 **SECTION 5:** That this Ordinance shall become effective
15 immediately upon adoption at its second reading.
16

17 PASSED ON FIRST READING THIS _____ day of _____, 2021.
18

19 PASSED ON SECOND READING THIS _____ day of _____, 2021.
20

21

22

23 ATTEST:
24

25

26 JOSEPH KAVANAGH _____ MAYOR ARLENE R. SCHWARTZ
27 CITY CLERK

28

29

30 RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING
31

32 Caggiano _____ Caggiano _____
33 Simone _____ Simone _____
34 Ruzzano _____ Ruzzano _____
35 Arserio _____ Arserio _____
36 Schwartz _____ Schwartz _____
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5 **ADDENDUM 1**
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7 **SCHEDULE "A"**

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

12 **LEGAL DESCRIPTION:**

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

16 **SCHEDULE "B"**

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

21 **LEGAL DESCRIPTION**

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

ADDENDUM 2

CONDITIONS OF APPROVAL

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