

CITY OF MARGATE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH WHITE OAK DEVELOPMENT GROUP, LLC AND COCOGATE PARTNERS, LTD, FOR DEVELOPMENT OF EIGHT (8) ACRES LOCATED AT 1308-1350 NORTH STATE ROAD 7; PROVIDING FOR A MIXED-USE PROJECT OF ONE (1) MULTI-FAMILY BUILDING OF 287 RESIDENTIAL UNITS AND TWO (2) ADDITIONAL BUILDINGS CONTAINING RETAIL USES; RESIDENTIAL DENSITY AND HEIGHT; PROVIDING FOR USE AND OTHER REQUIREMENTS OF THE GATEWAY (G) ZONING DISTRICT; PROVIDING FOR LIFT STATION IMPROVEMENTS, CONNECTION CHARGES, AFFORDABLE HOUSING UNITS, PARK IMPACT FEES, OPEN SPACE IMPROVEMENTS, AND UNDERGROUND UTILITY REQUIREMENTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, White Oak Development Group, LLC ("WHITE OAK") is under contract to purchase real property located at 1308-1350 North State Road 7, more particularly described in Exhibit "A" to the Development Agreement; and

WHEREAS, WHITE OAK intends to develop a mixed-use project of an eight (8) story multi-family building with 287 residential units, a community pool, and associated amenities; and

WHEREAS, COCOGATE PARTNERS, LTD, ("COCOGATE") which currently owns the real property, intends to retain ownership of a portion of the real property in order to develop two (2) additional buildings containing retail uses; and

WHEREAS, WHITE OAK anticipates that forty-one (41) of the residential units will be offered as Affordable Housing Units for tenants who qualify as "Hometown Heroes"; and

WHEREAS, the City Commission of the City of Margate desires to enter into a Development Agreement with WHITE OAK and COCOGATE to provide for requirements of this mixed-use project, including but not limited to a residential project density limitation of 36 dwelling units per acre and not exceeding 94 feet in height with eight (8) floors, as well as Gateway (G) zoning uses, connection charges, lift station improvements, open

space improvements, park impact fees, and underground utility requirements.

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

Resolution _____

SECTION 1: That the City Commission of the City of Margate, Florida, hereby approves a Development Agreement with WHITE OAK and COCOGATE for development of a mixed-use project at 1308-1350 North State Road 7.

SECTION 2: That the Mayor and City Manager are hereby authorized and directed to execute said Agreement on behalf of the City of Margate.

SECTION 3: That the Administration is authorized and directed to execute any related documents and take all steps necessary to provide for this Agreement.

SECTION 4: That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS _____ day of _____ 2025.

ATTEST:

JENNIFER M. JOHNSON
CITY CLERK

MAYOR ARLENE R. SCHWARTZ

RECORD OF VOTE

Ruzzano	_____
Caggiano	_____
Simone	_____
Arserio	_____
Schwartz	_____