

SITE PLAN  
FOR

# Nove of Margate

## Margate, Florida

### 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

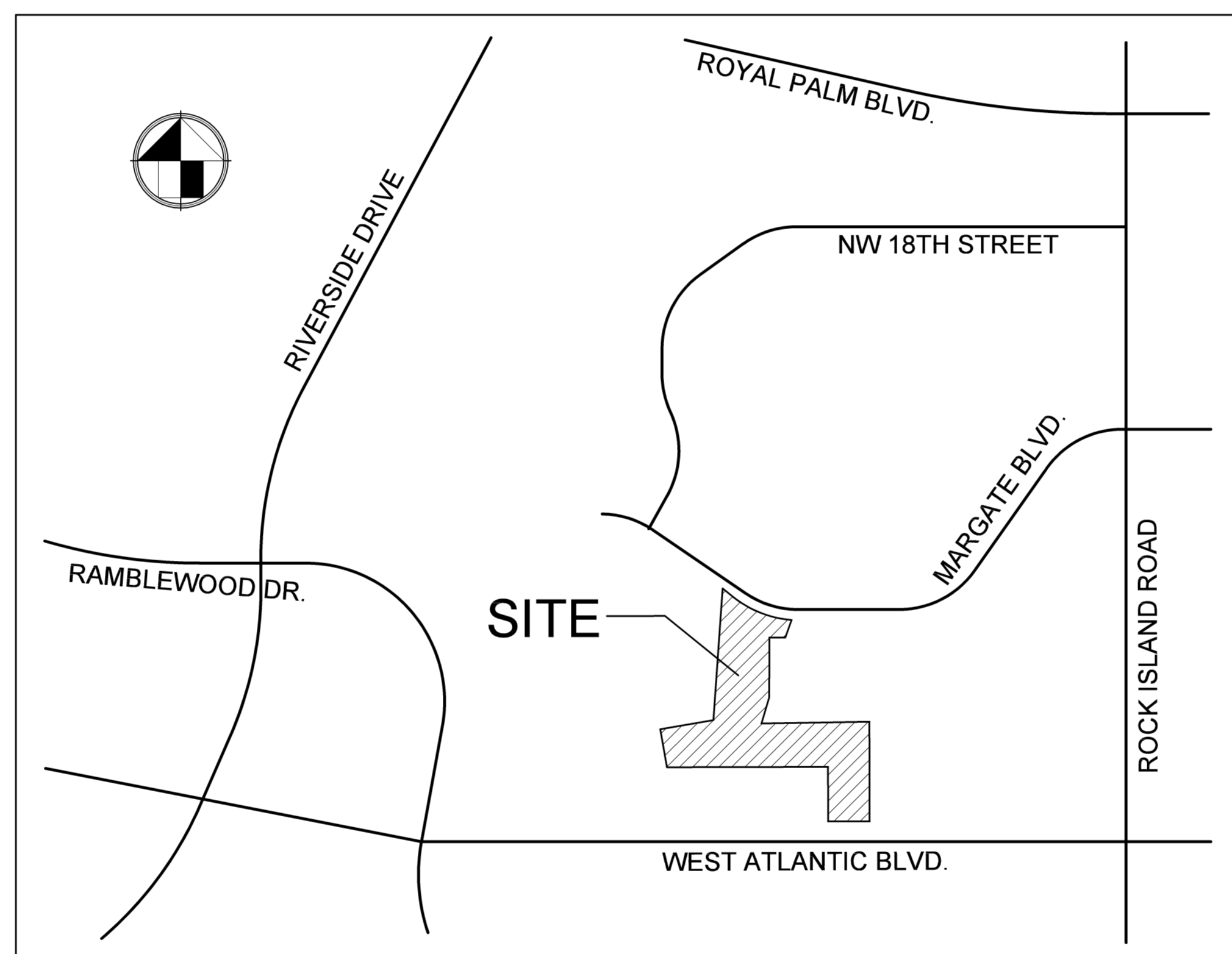
**ARCHITECT:** A B Design Group  
1441 N. Ronald Reagan Boulevard  
Longwood, Florida 32750  
Phone: 407-774-6078

**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



**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

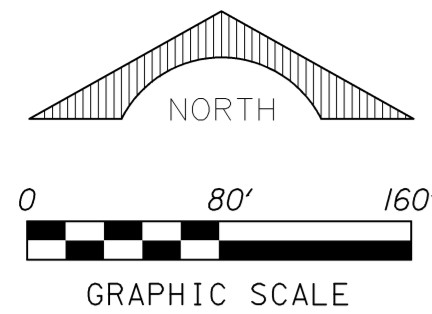
947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487

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.

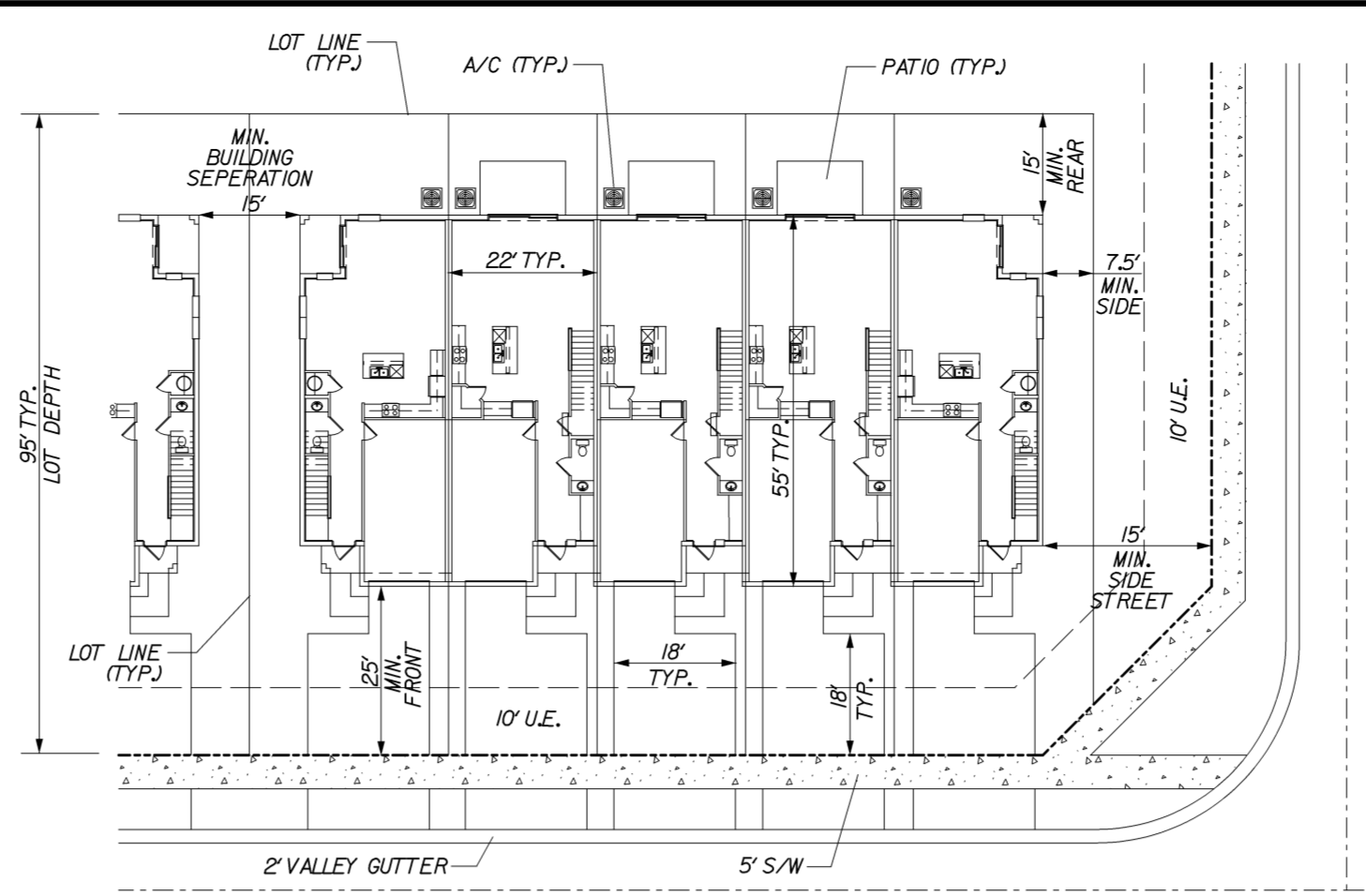




SHEET 2

SHEET 3

SHEET 4



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

**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: 20.98 AC.
FOLIO: 484135080010	GROSS: 0.83 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:	
FOLIO: 484135050030	CITY OF MARGATE: CR - COMMERCIAL RECREATION 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
FOLIO: 484135050030	CITY OF MARGATE: R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA (20.24 GROSS AC.)
FOLIO: 484135080010	CITY OF MARGATE: R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA (1.72 GROSS AC.)
FOLIO: 484135050030	CITY OF MARGATE: R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA
FOLIO: 484135080010	CITY OF MARGATE: R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA
FOLIO: 484135050030	CITY OF MARGATE: R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA
FOLIO: 484135080010	CITY OF MARGATE: R(7) - RESIDENTIAL (7) 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:	0.08 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.	7.50 AC.	35%
TOTAL REQUIRED OPEN SPACE:	7.46 AC.	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 SEPARATION:	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**

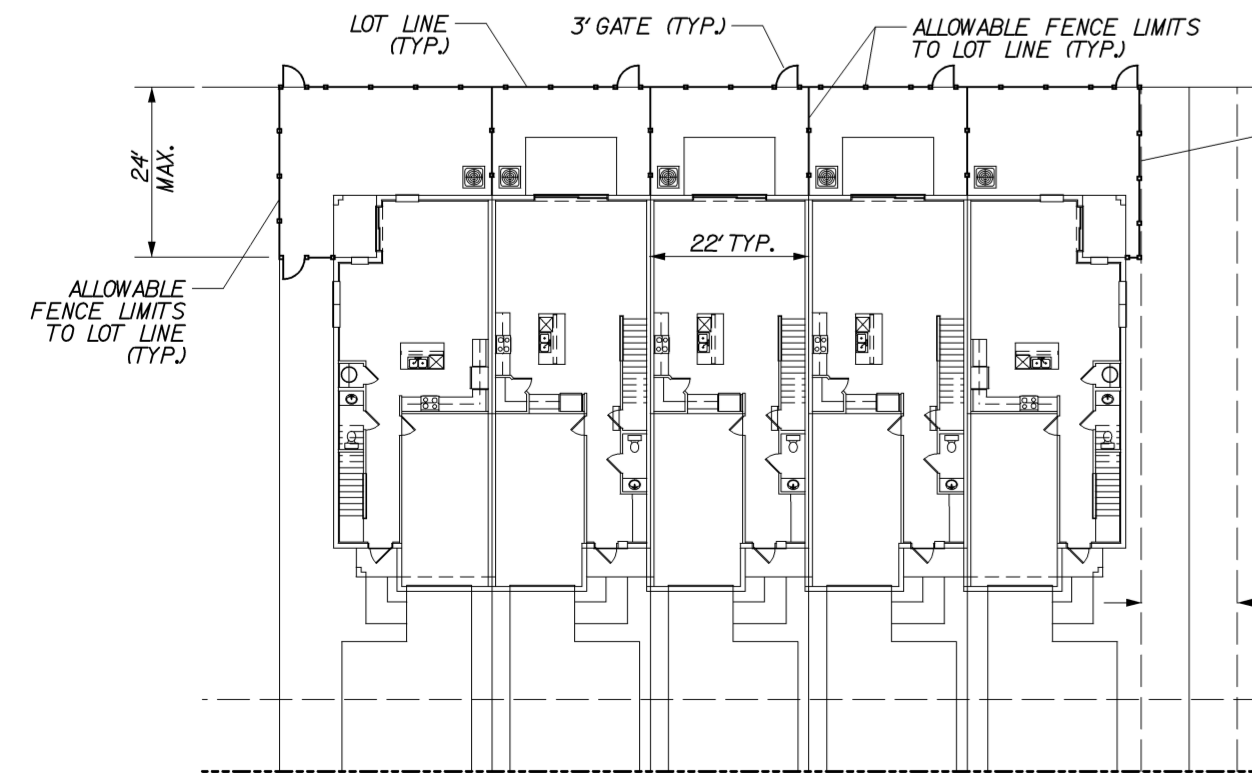
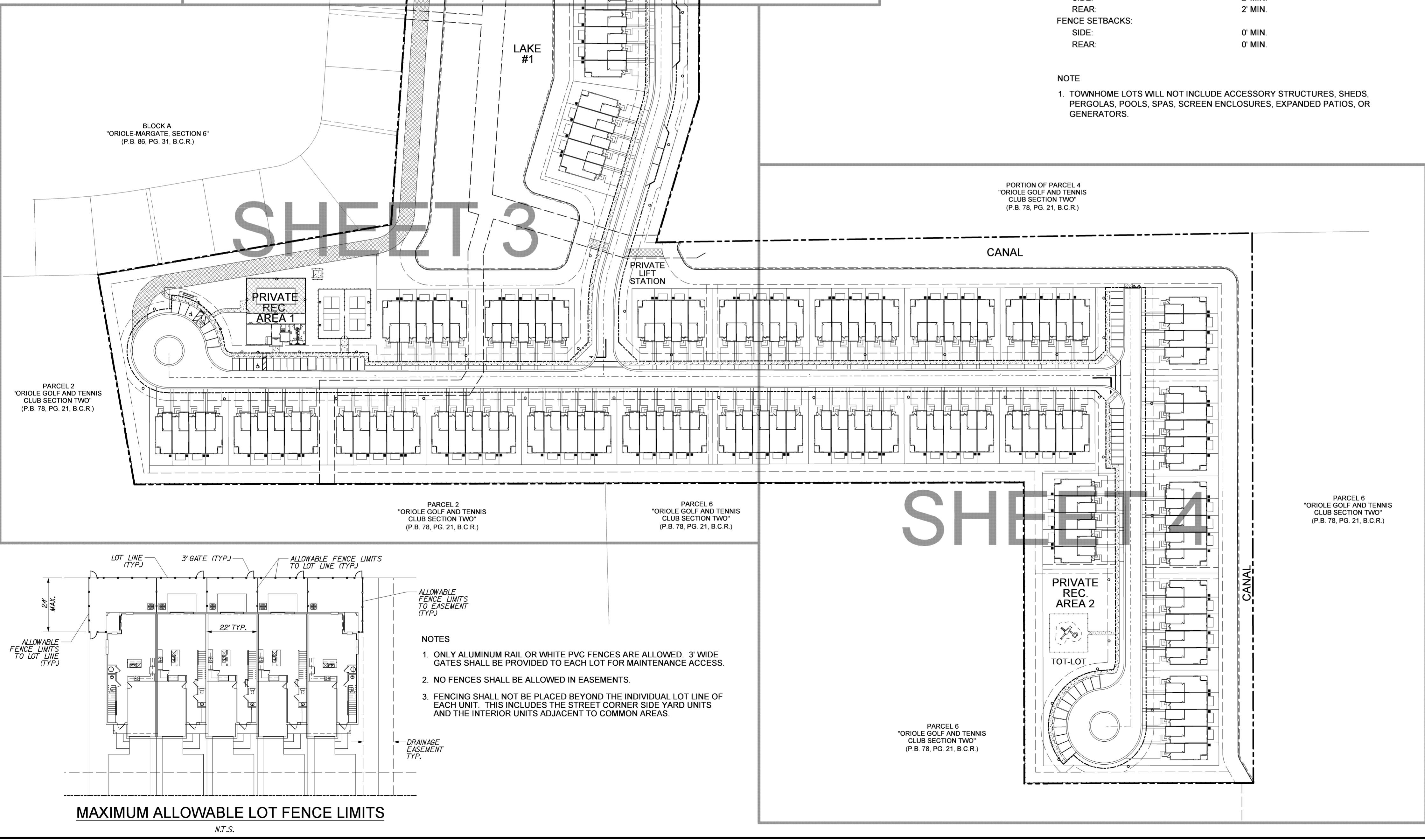
	REQUIRED	PROVIDED
132 MULTI-FAMILY D.U. (3 BEDROOM TOWNHOMES)	396 SPACES	396 SPACES
15% SUPPLEMENTAL GUEST PARKING	1 SPACE PER BEDROOM	1 GARAGE & 2 DRIVEWAY SPACES PER UNIT
TOTAL	60 SPACES (396 x 15%)	62 SPACES
TOTAL	456 SPACES	458 SPACES

**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.



MAXIMUM ALLOWABLE LOT FENCE LIMITS  
N.T.S.

- NOTES**
- ONLY ALUMINUM RAIL OR WHITE PVC FENCES ARE ALLOWED. 3' WIDE GATES SHALL BE PROVIDED TO EACH LOT FOR MAINTENANCE ACCESS.
  - NO FENCES SHALL BE ALLOWED IN EASEMENTS.
  - FENCING SHALL NOT BE PLACED BEYOND THE INDIVIDUAL LOT LINE OF EACH UNIT. THIS INCLUDES THE STREET CORNER SIDE YARD UNITS AND THE INTERIOR UNITS ADJACENT TO COMMON AREAS.

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) 241-1645  
FAX: (561) 241-1582

ORIGINAL: OCT. 2022  
REVISIONS:  
1 10/23/23 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  
TASK: MASTER SITE PLAN  
SITE DATA & DETAILS  
FLORIDA  
MARGATE

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 SP1 OF 6



ORIGINAL: OCT. 2022

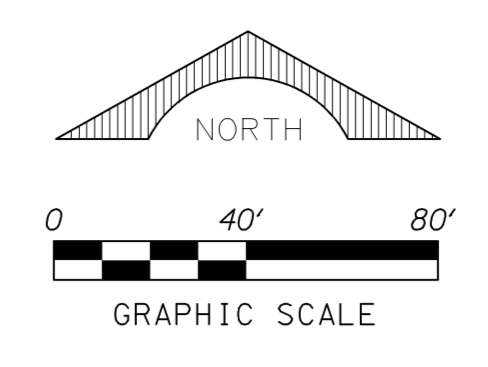
REVISIONS:	DATE	COMMENTS
1	1/3/23	CITY COMMENTS
2	2/27/23	CITY COMMENTS
3	8/4/23	CITY COMMENTS
4	10/11/23	CITY COMMENTS
5		

TASK:	<b>SITE PLAN</b>
-------	------------------

PROJECT:	<b>NOVE OF MARGATE</b>
STATE:	<b>FLORIDA</b>
CITY:	<b>MARGATE</b>

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

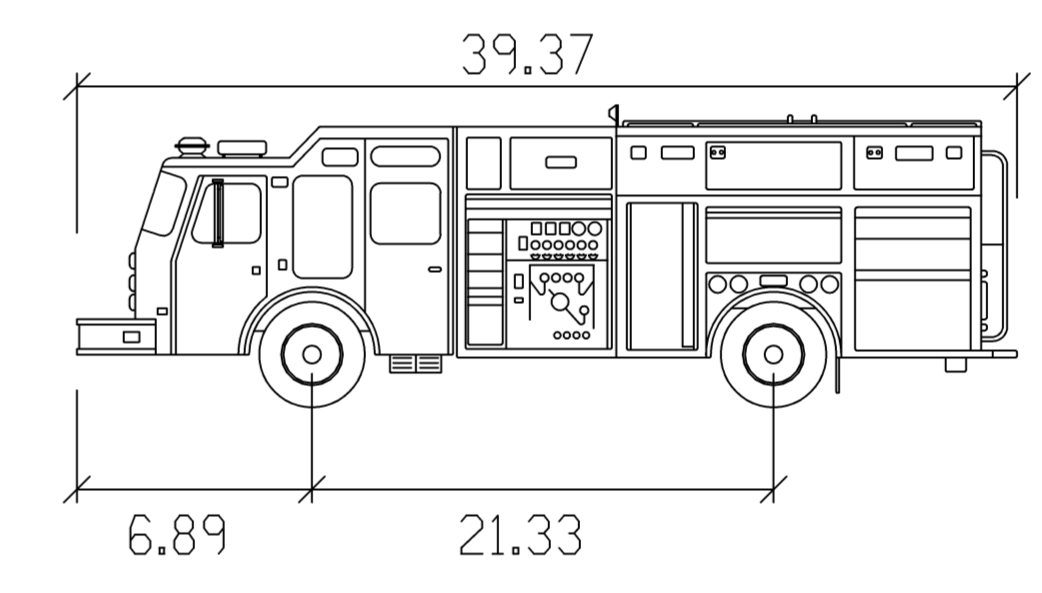
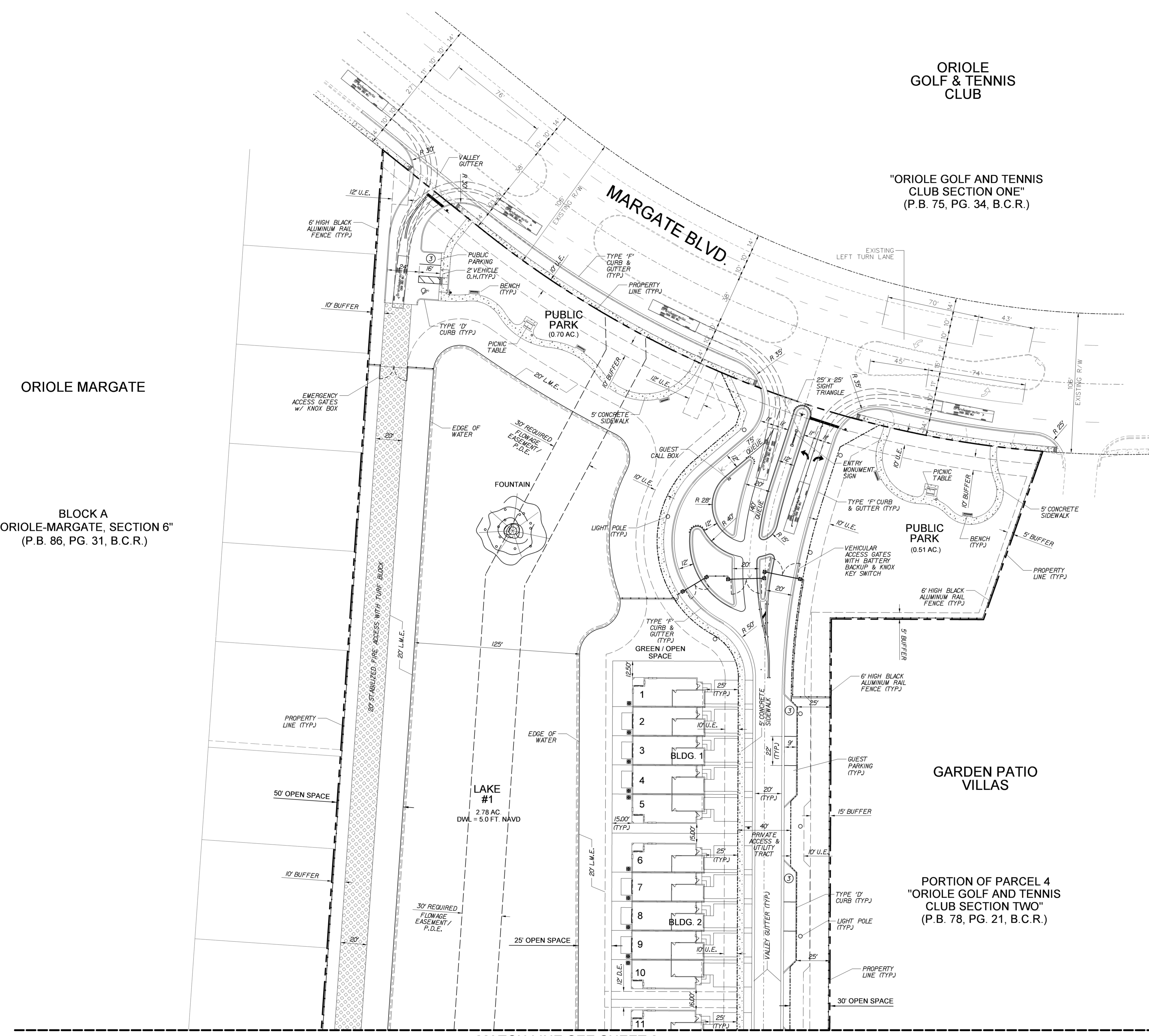


**ORIOLE GOLF & TENNIS CLUB**

**"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.)



**FIRE TRUCK** feet

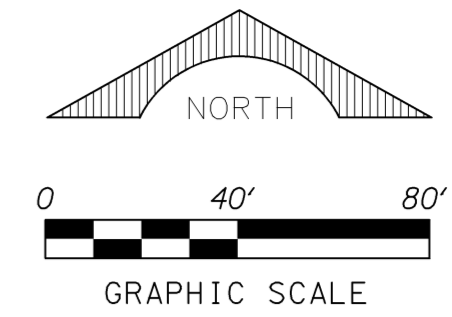
Width	: 8.37
Track	: 7.89
Lock to Lock Time	: 6.0
Steering Angle	: 36.2

**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.





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.)

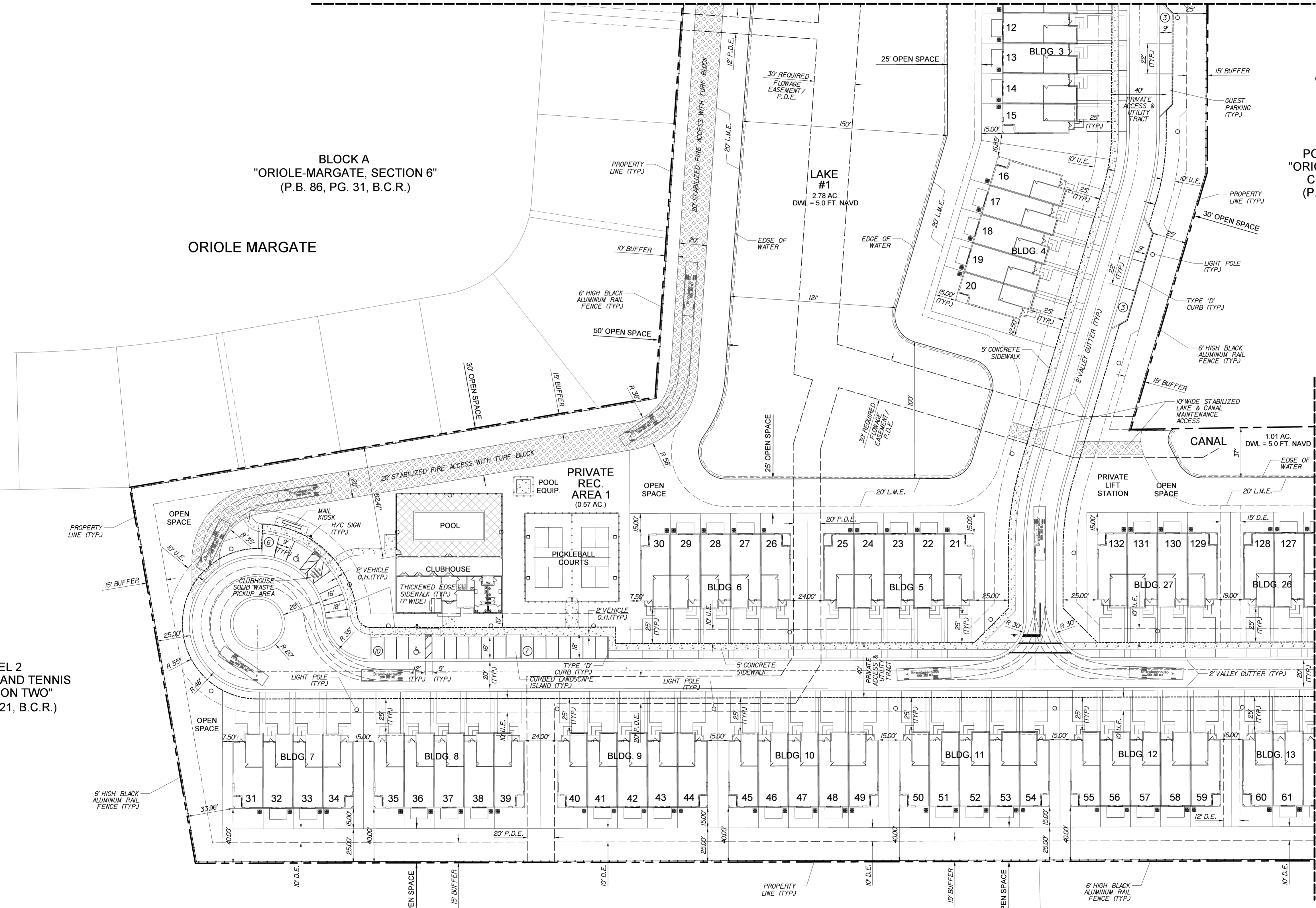
ORIOLE MARGATE

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.)



MATCH LINE SEE SHEET 4

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:	COMMENTS
1	12/23 CITY COMMENTS
2	8/4/23 CITY COMMENTS
3	10/11/23 CITY COMMENTS
4	
5	

PROJECT:	NOVE OF MARGATE
TASK:	SITE PLAN

MARGATE	FLORIDA
---------	---------

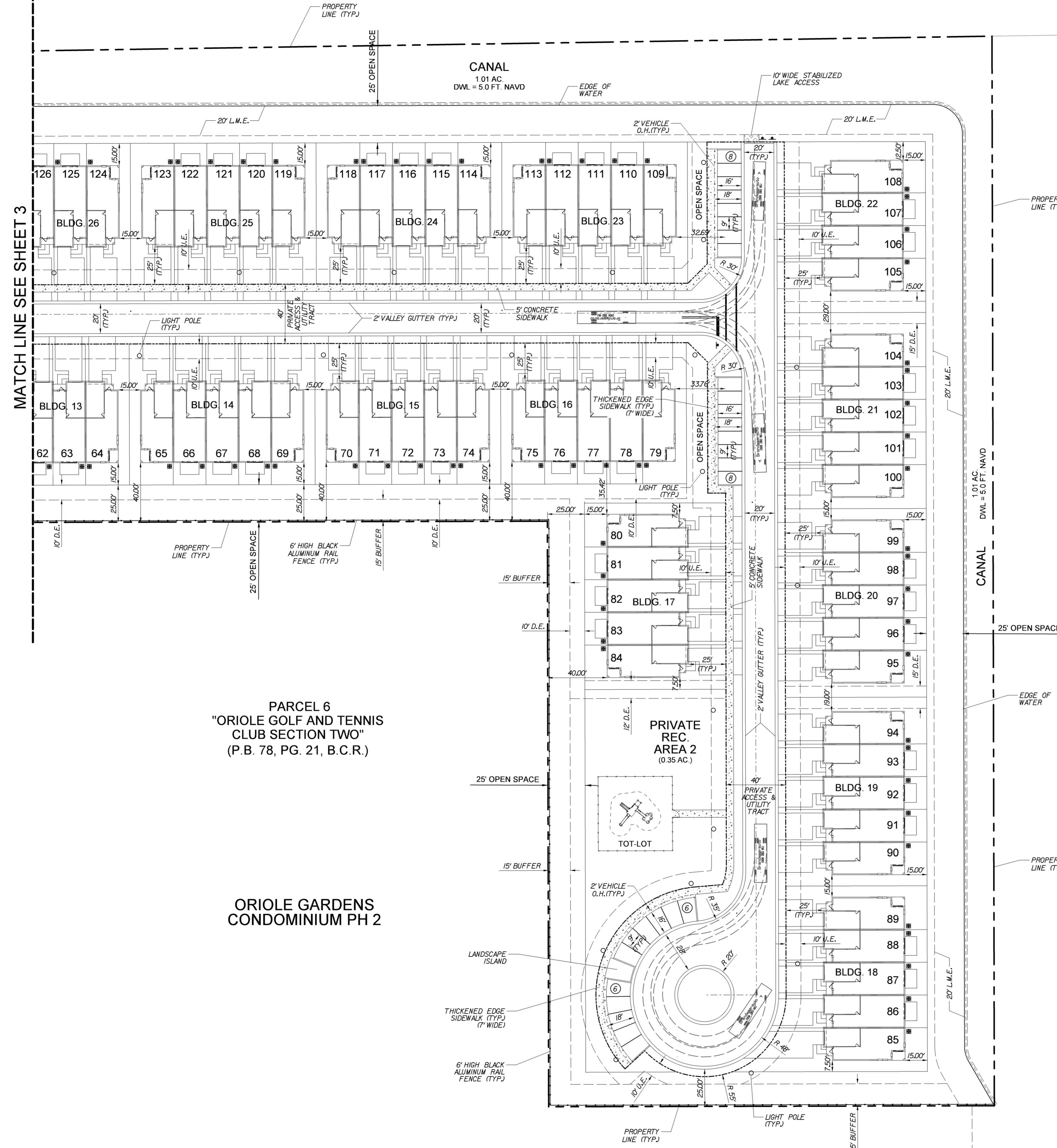
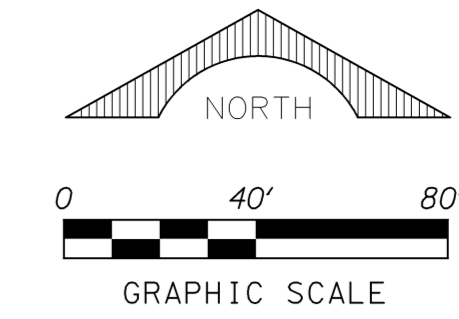
Jeffrey T. Schnars, P.E.  
Civil Engineer  
Florida Registration No. 46697  
(FOR THE FIRM)

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



GARDEN PATIO VILLAS

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



ORIOLE GARDENS  
CONDOMINIUM PH 2

PARCEL 6  
"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.

**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

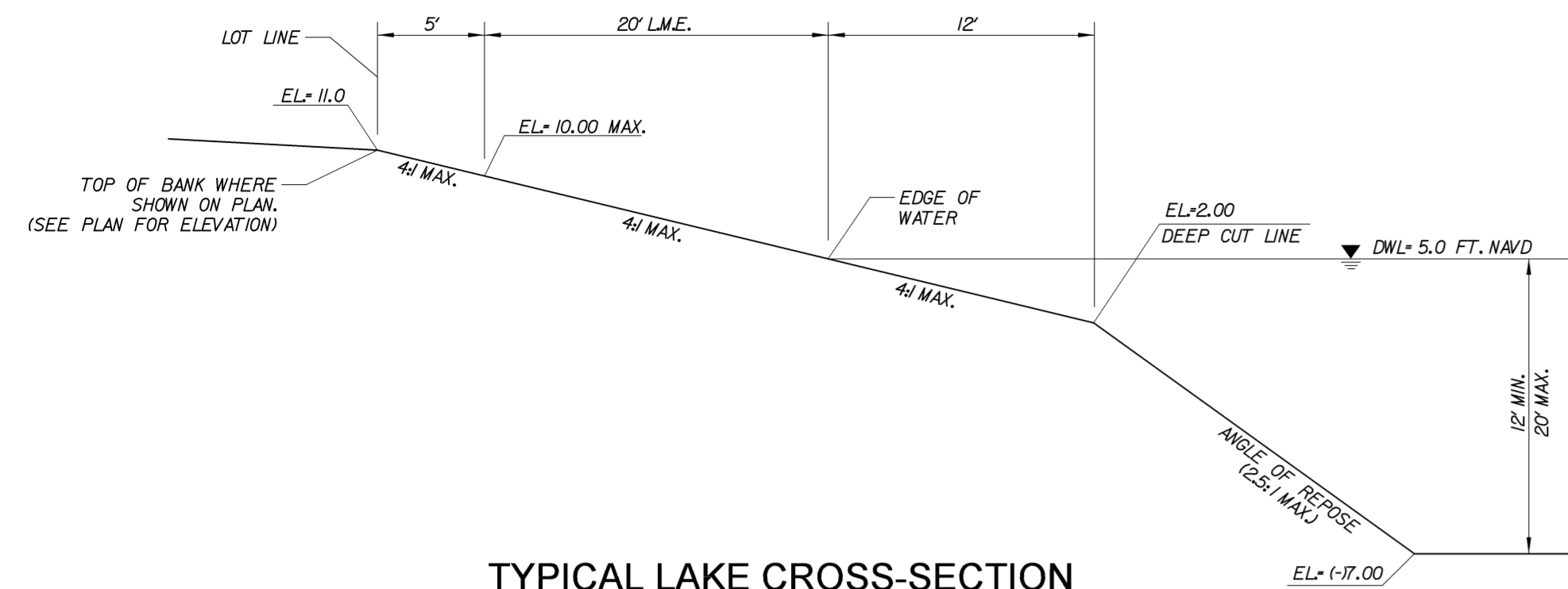
REVISIONS:	COMMENTS
1	1/3/23 CITY COMMENTS
2	8/4/23 CITY COMMENTS
3	10/11/23 CITY COMMENTS
4	
5	

PROJECT:	TASK:
NOVE OF MARGATE	SITE PLAN

PROJECT:	TASK:
MARGATE	FLORIDA

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

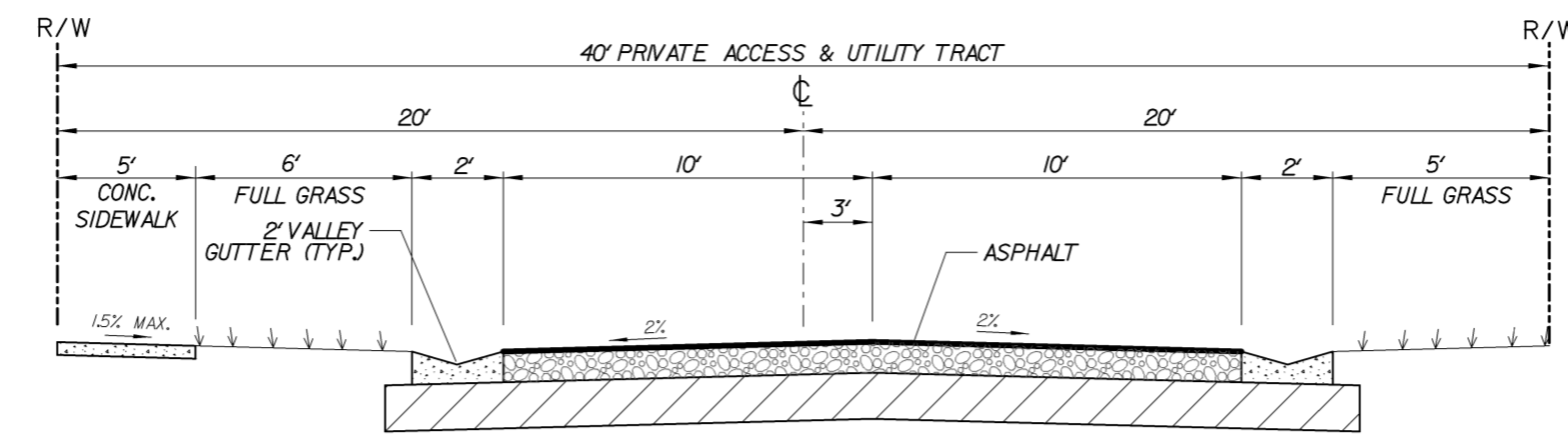


**TYPICAL LAKE CROSS-SECTION**

N.T.S.

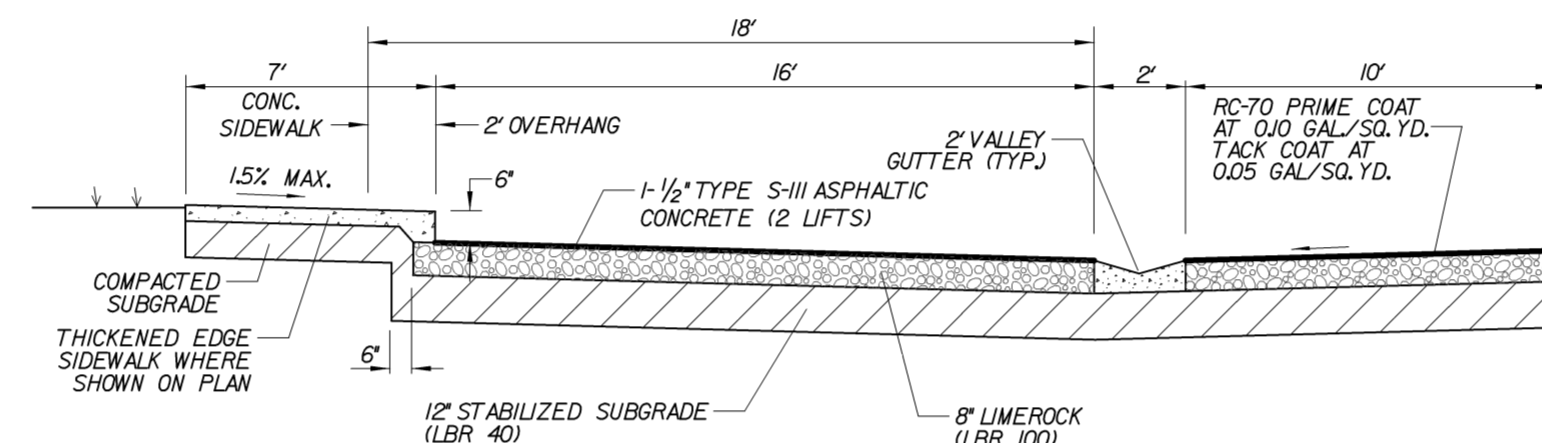
**NOTE:**

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.

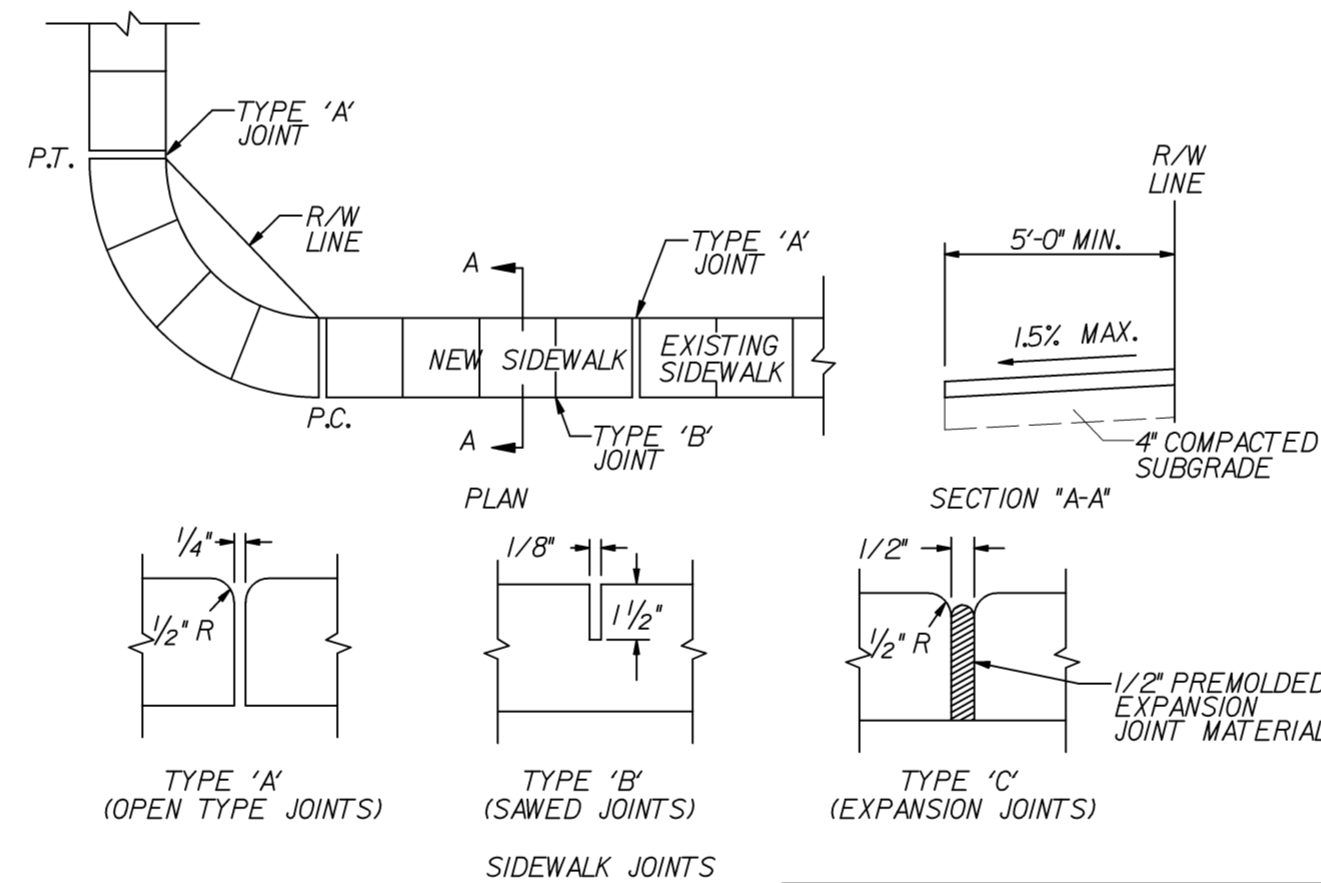


TABLE OF SIDEWALK THICKNESS - T'	
LOCATION	T'
RESIDENTIAL AREAS & CART PATHS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

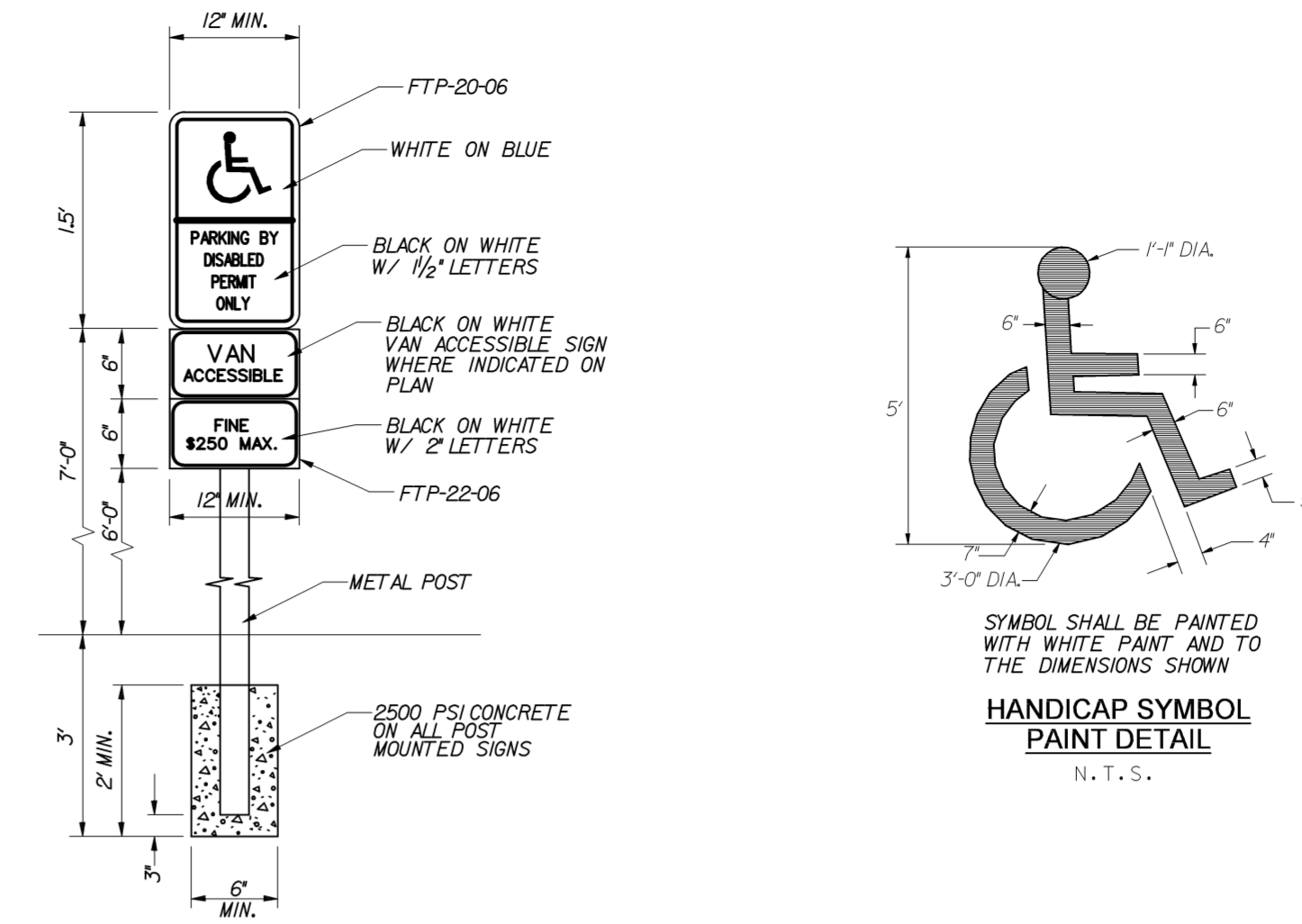
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

**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 W/ 4XW/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.

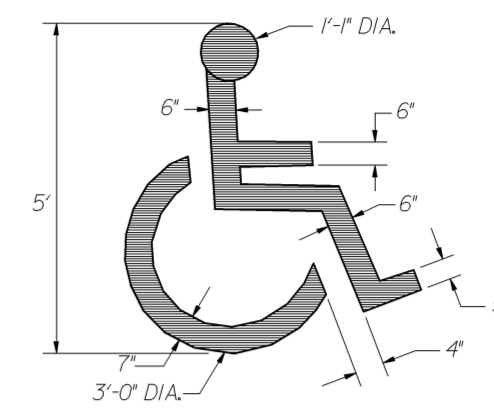
**SIDEWALK DETAIL**

N.T.S.



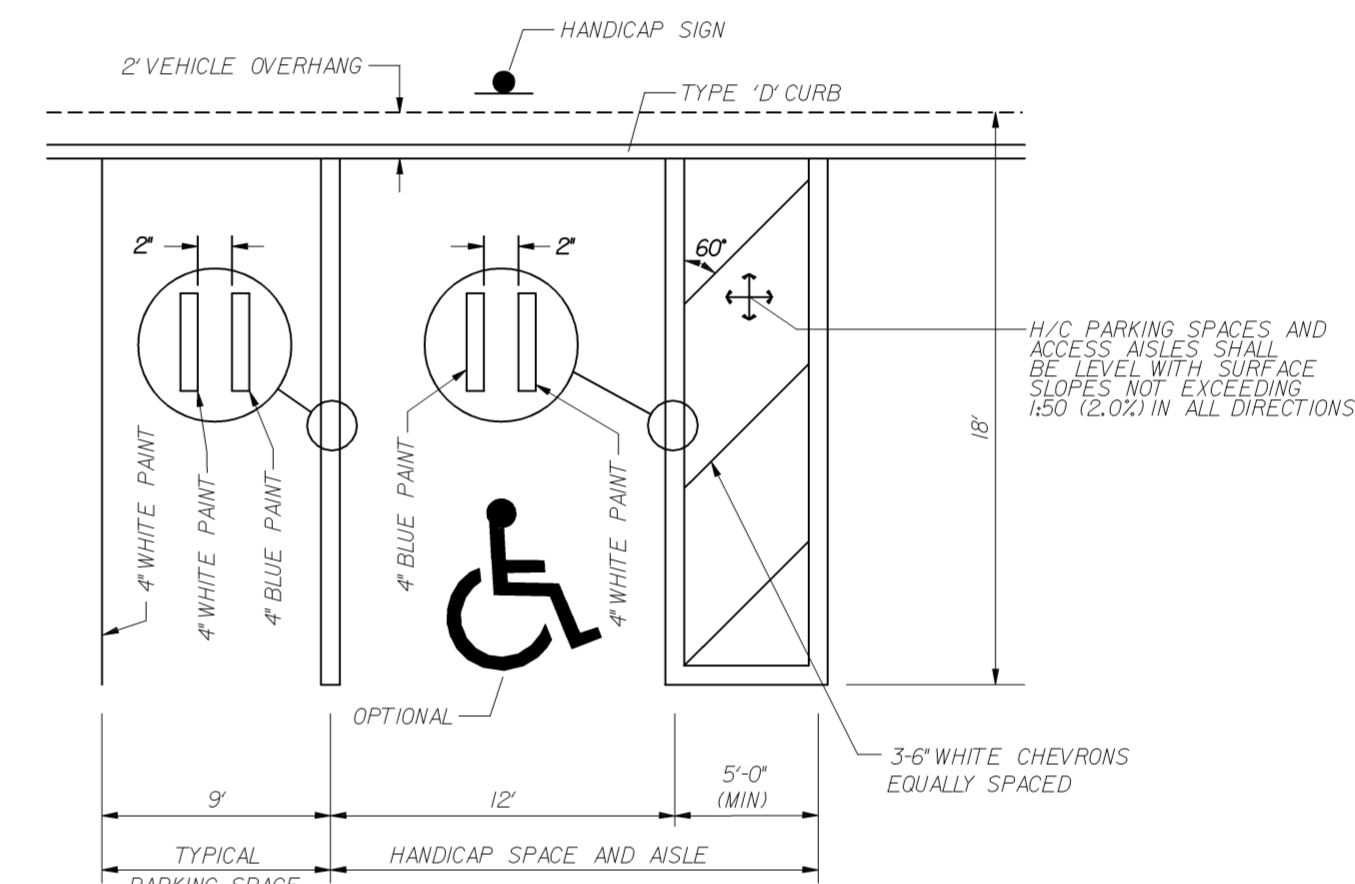
**HANDICAP PARKING SIGN**

N.T.S.



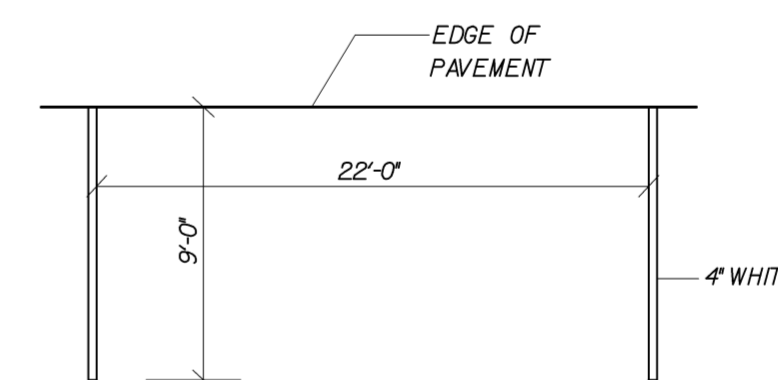
**HANDICAP SYMBOL PAINT DETAIL**

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.

ORIGINAL: OCT. 2022

REVISIONS:	DATE	COMMENTS
1	1/3/23	CITY COMMENTS
2	8/4/23	CITY COMMENTS
3	10/11/23	CITY COMMENTS
4		
5		

TASK:

PROJECT:	TASK:
NOVE OF MARGATE	SITE PLAN DETAILS

PROJECT:

PROJECT:	STATE:
MARGATE	FLORIDA

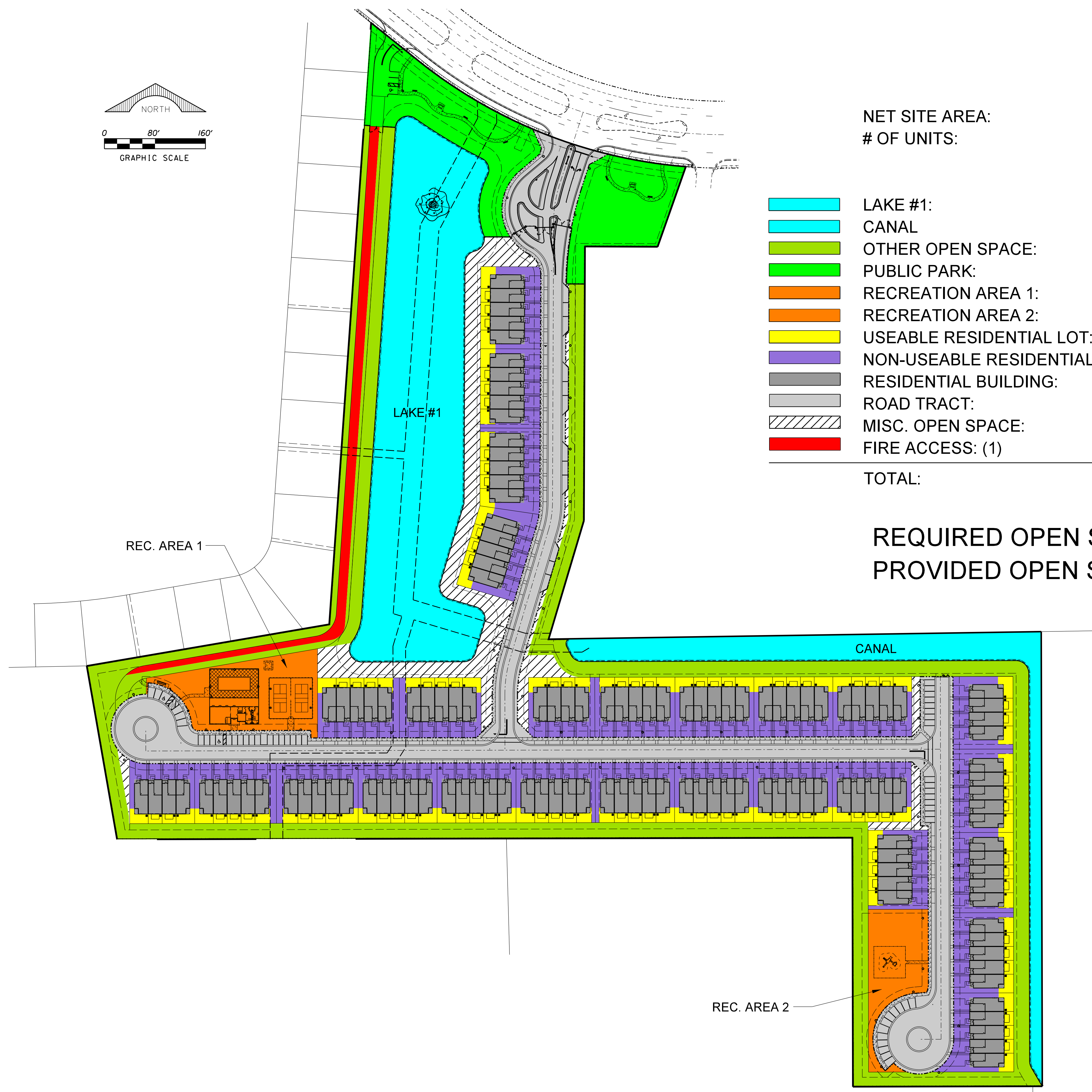
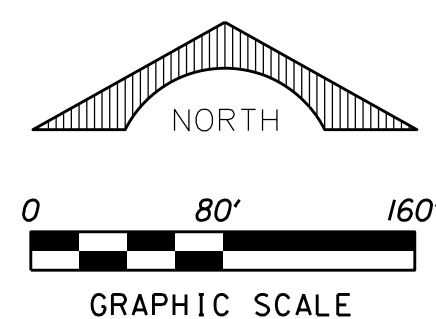
SEAL

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





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%
<b>TOTAL:</b>	<b>21.302 AC.</b>	<b>7.486 AC.</b>	

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:	DATE	BY	COMMENTS
1	9/22/23	JTS	CITY COMMENTS
2	9/25/23	JTS	CITY COMMENTS
3	10/11/23	JTS	CITY COMMENTS
4			
5			

TASK:	NOVE OF MARGATE
	OPEN SPACE EXHIBIT

PROJECT:	NOVE OF MARGATE	FLORIDA
	MARGATE	

JOB NO.	17180
DRAWN	RAD
DESIGNED	JTS
CHECKED	JWM
Q.C.	JTS
SHEET	SP6 OF 6