

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR A LAND USE PLAN AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT A CHANGE OF LAND USE FROM "R(7) RESIDENTIAL AND COMMERCIAL RECREATION" TO "R(7) RESIDENTIAL AND PARK"; PROVIDING FOR AN INCREASE OF THE AVERAGE DENSITY OF A 104.4-ACRE IRREGULAR DENSITY DASHED-LINE AREA FROM 7.6 TO 8.38 DWELLING UNITS PER ACRE; PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN ELEMENT I. FUTURE LAND USE ELEMENT; RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL TO OBTAIN RECERTIFICATION OF ELEMENT I. FUTURE LAND USE OF THE MARGATE COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 7870 MARGATE BOULEVARD; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fimiani Development Corporation ("Applicant") seeks to redevelop the golf course located on the south side of Margate Boulevard between NW 76th Avenue and NW 79th Avenue in the City of Margate, Florida, which consists of 21.96 gross acres/21.3 net acres in area, more particularly described in the legal description, which is attached hereto as Exhibit "A," and incorporated herein by reference the ("Property"); and

WHEREAS, the Applicant seeks to develop the property to include no more than 132 townhouses on the Property; and

WHEREAS, the subject property is located within a 104.4-acre dashed line area that allows a maximum of 793 dwelling units to be built. There are currently 742

1 dwelling units built within this dashed line area; and

2
3 WHEREAS, Applicant has filed a Land Use Plan Amendment
4 (LUPA) to request an additional 81 dwelling units, increase
5 the average density of the 104.4-acre dashed line from 7.6
6 to 8.38, remove the commercial recreation land use
7 designation, and add 1.7 gross acres of parks and open
8 space land use designation.

9
10 WHEREAS, Applicant agrees to record a restrictive
11 covenant in the public records of Broward County, Florida,
12 which would dedicate 1.21 net acres of the Property for use
13 as a public park that will be maintained by the Applicant,
14 or successor or assigns, as part of the City of Margate's
15 Amendment to the Land Use Plan ("Application"); and

16
17 WHEREAS, the Application includes a request to amend
18 Policy 1.2.6 of the City of Margate Comprehensive Plan; and

19
20 WHEREAS, on September 26, 2023, the Margate
21 Development Review Committee reviewed the Application, and
22 recommended conditional approval; and

23
24 WHEREAS, the Margate Planning and Zoning Board, which
25 serves as the Local Planning Agency, held a public hearing
26 on November 9, 2023 regarding the Application, and
27 recommended that the City Commission approve the
28 Application; and

29
30 WHEREAS, the City of Margate transmitted this land
31 use plan amendment to the Department of Commerce on January
32 18, 2024; and

33
34 WHEREAS, after a State Expedited Review, the
35 Department of Commerce issued a letter on February 16, 2024
36 indicating there were no comments on the amendment.

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

40
41 SECTION 1: The City of Margate, Comprehensive Plan,
42 Element I. "Future Land Use Element," is hereby amended to
43 change the Future Land Use Map designation for the Property
44 from "Residential R(7) and Commercial Recreation" to
45 "Residential R(7) and Park" as shown in Exhibit "B," which

is attached hereto, and incorporated herein by reference. In addition, the average density of the 104.4-acre Irregular Density Dashed-Line Area will increase from 7.6 to 8.38 dwelling units per acre, by adding 81 new dwelling units to the Irregular Density Dashed-Line Area.

Section 2: That the City Commission approves the Applicant's land use plan amendment for the Property to consist of no more than 132 townhouses. The area of the subject property to be dedicated for public park use and the area to be used for residential development are more thoroughly described in Exhibit "C", which is attached hereto and incorporated herein by reference.

Section 3: That the City Commission approves an amendment to Policy 1.2.6 of Element I Future Land Use, Volume I: Goals, Objectives and Policies, of the City of Margate Comprehensive Plan, as follows:

Policy 1.2.6 For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities pursuant to the City's land use plan amendment process. that does not increase the total number of dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The maximum permitted development and approximate acreage within each dashed line area is as follows:

DASHED LINE AREA "A"

Total Acreage:	636.18
Average Density Permitted:	7.0

<u>Map Designation</u>	<u>Acreage</u>
R(25)	34.17
R(20)	24.58
R(12)	35.34
R(10)	74.9
R(7)	182.62
R(5)	42.04
Commercial	22.83
Office Park	3.57
Commercial Recreation	150.38

Parks	17.27
Open Space	47.48
Conservation	1

DASHED LINE AREA "B"

Total Acreage:	237.58
Average Density Permitted:	7.0

Map Designation	Acreage
R(20)	45.38
R(16)	36.54
R(10)	24.78
R(7)	6.79
R(5)	42.56
Parks	8.58
Open Space	70.26
Conservation	1.69

DASHED LINE AREA "C"

Total Acreage:	282.75
Average Density Permitted:	8.7

Map Designation	Acreage
R(20)	42.05
R(17)	36.41
R(16)	45.75
R(14)	30.08
Parks	1.23
Office Park	0.95
Commercial Recreation	126.28

DASHED LINE AREA "D"

Total Acreage:	104.4
Average Density Permitted:	8.38

Map Designation	Acreage
R(17)	35.85
R(7)	32.86
R(4)	28.79
Commercial	5.2
Parks	1.7

1 Section 4: That the City Commission approves an
2 amendment to Part 6 Future Land Use Plan Map, of Element I
3 Future Land Use, Volume II: Data, Inventory and Analysis,
4 of the City of Margate Comprehensive Plan, as follows:
5

6 The Future Land Use Map
7

8 The Future Land Use Map for the City of Margate
9 is appended to this document. The appended map is
10 a reduced version of the original one, which is
11 drawn to a scale of one inch equals 400 feet. The
12 designation of any given parcel can be
13 ascertained from the included map by means of the
14 identifying streets, canals, wetlands, parks, and
15 other features shown thereon. The larger map is
16 available for viewing or purchase at City Hall.
17 Because it is the same scale as the base maps of
18 the City, i.e. zoning, subdivision, and address,
19 it can be overlain to further ascertain the
20 designation of any parcel of land or water within
21 the city limits.
22

23 The Future Land Use Plan is the City's guide for
24 future growth, development and redevelopment, and
25 it generally shows the planned distribution of
26 various land uses throughout the City's boundary.
27 The Future Land Use Map does not necessarily
28 reflect the existing use or zoning of any
29 particular parcel. It shows the distribution and
30 location of land uses in a manner consistent with
31 the physical and man-made characteristics of the
32 parcel and of its neighboring uses. All
33 development permits shall henceforth be granted
34 only if they are consistent with this map and the
35 goals, objectives, and policies of this plan.
36

37 Table T-11 summarizes future land use
38 designations and the acreage allocated to each
39 category. The total acreage for the planning area
40 is approximately 5,742.48 acres, or approximately
41 9 square miles.
42

<p style="text-align: center;">TABLE T-11 Future Land Use Designations by Acreage</p>

Future Land Use Category	Acres	Percent of Total City Land Area
Low Density Residential (3-7 du/ac) R (3), R (4), R (5), R (7)	2,410.48 <u>2,429.83</u>	41.98% <u>42.33%</u>
Medium Density Residential (10-17 du/ac) R (10), R (12), R (14), R (16), R (17)	837.16 <u>837.75</u>	14.58% <u>14.59%</u>
High Density Residential (20 -25 du/ac) R (20), R (25)	228.35 <u>229.71</u>	3.98% <u>4.00%</u>
Park	401.32 <u>103.06</u>	4.76% <u>1.80%</u>
Open Space	260.27 <u>260.37</u>	4.53% <u>4.54%</u>
Conservation	52.25	.91%
Office Park	8.96	.16%
Industrial	69.07	1.20%
Utilities	25.17	.44%
Community Facilities	60.65	1.06%
Commercial	100.17	3.13% <u>1.75%</u>
Commercial Recreation	316.14 <u>294.77</u>	5.51% <u>5.14%</u>
Activity Center	4190.96 <u>1,189.10</u>	20.74% <u>20.71%</u>
(E-W Canal, not assigned future land use)	79.45	<u>1.38%</u>
Total		100%

The Future Land Use Map illustrates the land uses that currently comprise the City of Margate. Residential future land use designations occupy ~~3,475.99~~ 3,497.29 acres, which is more than sixty percent ~~(60.5%)~~ (60.9%) of the total land area within the City. Of the residential designations in Margate, Low Density Residential occupies the most acreage, with over ~~2,410.48~~ 2,429.83 acres and 42 percent of Margate's total land use. The total acreage for single family designated land use is more than twice that of multi-family designated land area. Office Park and Industrial Future Land Use designations represent 78.03 acres, while Commercial and Commercial Recreation consists of ~~179.63~~ 100.17 and ~~316.14~~ 294.77 acres, respectively. The Activity Center land use designation encompasses approximately 20.7 percent of the land area within the City of Margate. Conservation and Parks Future Land Use designations comprise ~~154~~ 155.31 acres, combined.

1 The future land use categories are described in
2 more detail on the following pages.

3 4 5 Residential Land Uses

6
7 A wide range of residential densities are set
8 forth in this plan. The averaged density of all
9 residential parcels is about eight (8) units per
10 acre. A variety of densities should assure that
11 Margate is a city with a balanced age and income
12 distribution. Adequate residential dwelling units
13 are provided to accommodate the projected
14 population of the city as well as the work force
15 needed for the industrial and commercial land use
16 sectors. An emphasis has been placed on the
17 designation of planned residential districts,
18 i.e. dashed line areas as explained below.

19
20 Density is generally measured in dwelling units
21 per gross acre. Gross acreage includes the area
22 of all internal local streets and one-half the
23 area of abutting Trafficways. Canals, but not
24 lakes, designated as open space, are similarly
25 included. The area of the C-14 Canal is not
26 included in land area calculations. ~~Five~~ Four
27 areas of the City are circumscribed by a dashed
28 line, which indicates a planned residential
29 development with recreational and/or commercial
30 acreage included.

31
32 For each of these developments, the overall
33 density is approximated by the number, which
34 appears in the circle inside the dashed line. The
35 residential parcels herein are shown as net
36 densities, excluding abutting Trafficways,
37 canals, and open space areas. The use
38 designations within the dashed lines are binding.
39 However, the city may approve a rearrangement of
40 uses or densities consistent with adopted
41 policies and processes, ~~which does not increase~~
42 ~~the total number of dwelling units or decrease~~
43 ~~the amount of recreational land or increase the~~
44 ~~amount of commercial land.~~ The density
45 allocations for specific parcels may be increased

1 or decreased by up to 20 per cent provided that
2 for any increase in density, there shall be a
3 corresponding unit for unit decrease in the
4 density of another parcel within the dashed line
5 area. However, no such parcel shall exceed 20
6 dwelling units per net acre unless it is part of
7 a PUD zoning district.
8

9 . . .
10

11
12 Section 5: That the City Commission recommends
13 approval of the amendment to the Broward County Land Use
14 Plan, and directs City Administration to transmit the
15 Comprehensive Plan amendment to the Broward County Planning
16 Council for recertification.
17

18 Section 6: That the City Commission directs City
19 Administration to transmit the Comprehensive Plan amendment
20 to the Florida Department of Commerce in accordance with
21 Section 163.3184, Florida Statutes.
22

23 SECTION 7: All ordinances or parts of ordinances in
24 conflict herewith are and the same is hereby repealed to
25 the extent of such conflict.
26

27 SECTION 8: If any section, sentence, clause, or phrase
28 of this ordinance is held to be invalid or unconstitutional
29 by a court of competent jurisdiction, then said holding
30 shall in no way affect the validity of the remaining
31 portions of this ordinance.
32

33 SECTION 9: It is the intention of the City Commission
34 that the provisions of this ordinance shall become and be
35 made a part of the City of Margate Code, and that the
36 sections of this ordinance may be renumbered or relettered
37 and the word "ordinance" may be changed to "section",
38 "article" or such other appropriate word or phrase in order
39 to accomplish such intentions.
40

41 SECTION 10: This Ordinance shall take effect 31 days
42 after the Florida Department of Commerce notifies the
43 City that the Comprehensive Plan amendment package is
44 complete, unless timely challenged pursuant to Section
45 163.3184(5), Florida Statutes, in which case the Ordinance

shall take effect on the date that the Department of Commerce or the Florida Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED ON FIRST READING THIS 6th day of December 2023.

PASSED ON SECOND READING THIS ____ day of _____ 2024.

ATTEST:

JENNIFER M. JOHNSON
CITY CLERK

MAYOR TOMMY RUZZANO

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

Caggiano	<u>Yes</u>	Caggiano	_____
Simone	<u>Yes</u>	Simone	_____
Arserio	<u>Yes</u>	Arserio	_____
Schwartz	<u>Yes</u>	Schwartz	_____
Ruzzano	<u>No</u>	Ruzzano	_____

EXHIBIT A

SUBJECT PROPERTY
7870 MARGATE BLVD
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:

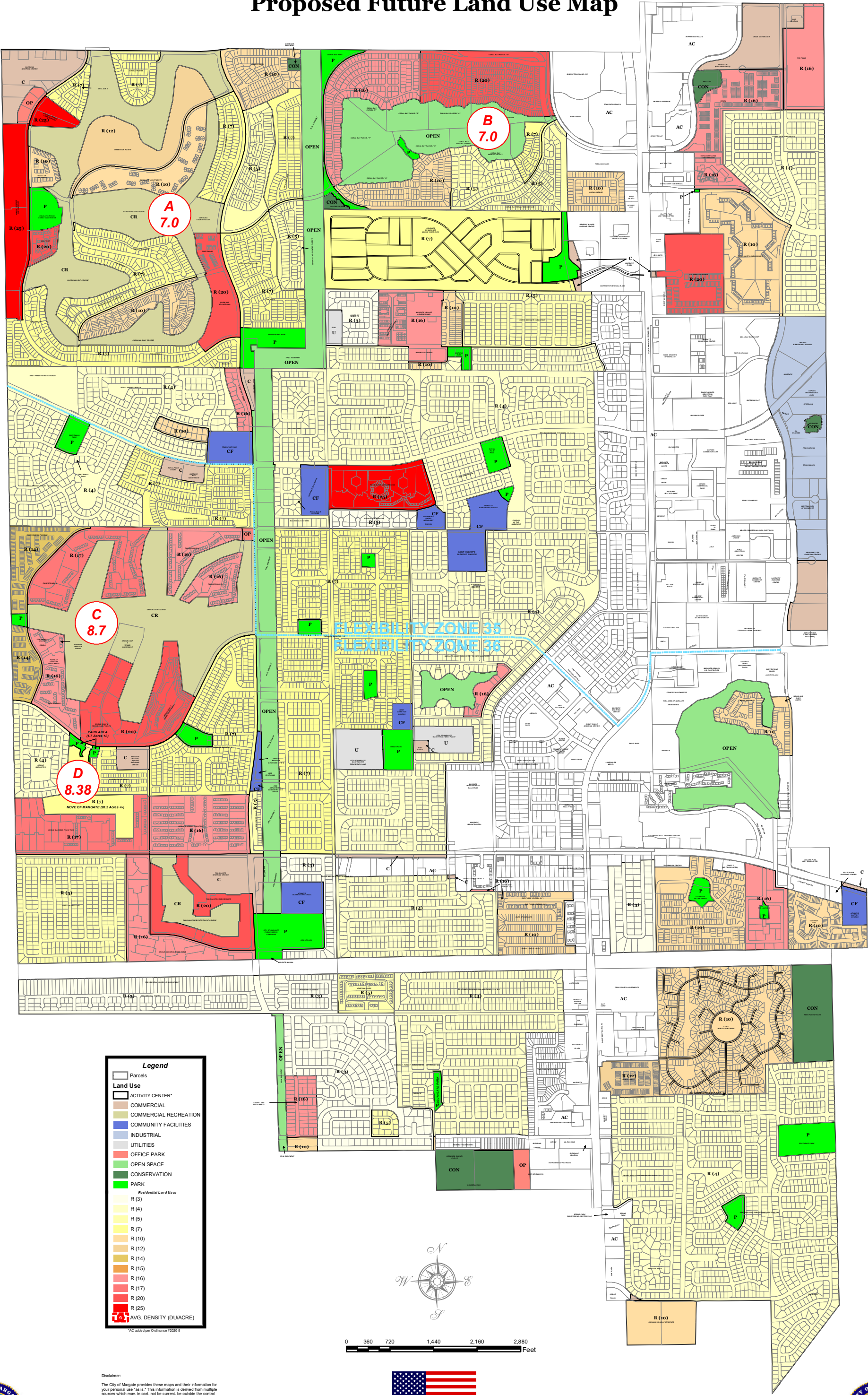
COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH $00^{\circ}03'23''$ WEST, 292.60 FEET ALONG THE WEST BOUNDARY OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. ACCORDING TO SAID PLAT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. THE FOLLOWING FOUR (4) COURSES: SOUTH $89^{\circ}56'37''$ 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 $39^{\circ}51'40''$, AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH $50^{\circ}04'57''$ 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 $22^{\circ}15'10''$, 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 $11^{\circ}58'05''$, AN ARC DISTANCE OF 162.16 FEET (THE PRECEDING COUSE BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD.) THENCE SOUTH $20^{\circ}36'41''$ WEST, 134.67 FEET; THENCE NORTH $88^{\circ}35'00''$ WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3; THENCE NORTH $01^{\circ}25'00''$ EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Proposed Future Land Use Map

City of Margate, Florida

Proposed Future Land Use Map



Disclaimer:

The City of Margate provides these maps and their information for your personal use "as is." This information is derived from multiple sources which may, in part, not be current, be outside the control of the City of Margate, and may be of dubious accuracy. The areas depicted by these maps are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Margate makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Please notify the GIS staff of any discrepancies by contacting the Department of Environmental and Engineering Services at (954) 972-0325.



M:\GIS\Map Project\Development_Services\landuse_map_proposed_acrange_1\117.mxd 1/28/2024, updated 5/10/2024, updated 10/15/2024



EXHIBIT C

Sketch and Legal Descriptions of portions of subject property to be used for public park and to be developed for residential.

Public Park Areas

PARK AREA AT
NOVE OF MARGATE

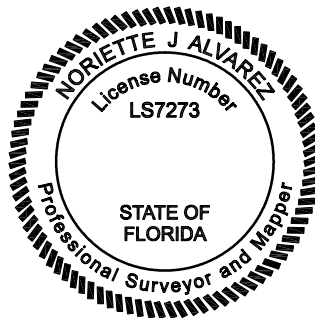
NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

LEGEND AND ABBREVIATIONS:

A = ARC LENGTH
C = CENTERLINE
D = DELTA (CENTRAL ANGLE)
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
U.E. = UTILITY EASEMENT



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NORINETTE J. ALVAREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273



HSQ GROUP, LLC
Engineers · Planners · Surveyors

1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 1 OF 3

**PARK AREA AT
NOVE OF MARGATE**

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78 AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'07", A DISTANCE OF 125.13 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 19°25'25" WEST, A DISTANCE OF 134.67 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 59.92 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 30.01 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES SOUTH 89°46'16" EAST, HAVING A RADIUS OF 493.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'38", AN ARC DISTANCE OF 153.25 FEET; THENCE NORTH 18°02'21" EAST, A DISTANCE OF 40.94 FEET; THENCE NORTH 60°53'32" EAST, A DISTANCE OF 34.01 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 22,122 SQUARE FEET, OR 0.51 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'22" AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING #2; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 24°27'18" EAST, A DISTANCE OF 33.78 FEET; THENCE SOUTH 18°02'21" WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH 49°47'26" WEST, A DISTANCE OF 40.74 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 80.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°09'15", A DISTANCE OF 116.58 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°46'16" WEST, A DISTANCE OF 41.21 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, OF WHICH THE RADIUS POINT LIES SOUTH 82°45'32" WEST, A RADIAL DISTANCE OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'01", AN ARC DISTANCE OF 4.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°27'08", A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'39", A DISTANCE OF 31.66 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 852.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'53", A DISTANCE OF 123.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°06'19", A DISTANCE OF 42.27 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 86°01'26" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°58'34" EAST, A DISTANCE OF 163.26 FEET; THENCE SOUTH 51°16'13" EAST, A DISTANCE OF 95.07 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 776.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'44", A DISTANCE OF 212.44 FEET TO THE POINT OF BEGINNING #2;

CONTAINING 30,523 SQUARE FEET, OR 0.70 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA CONTAINING 1.21 ACRES, MORE OR LESS.



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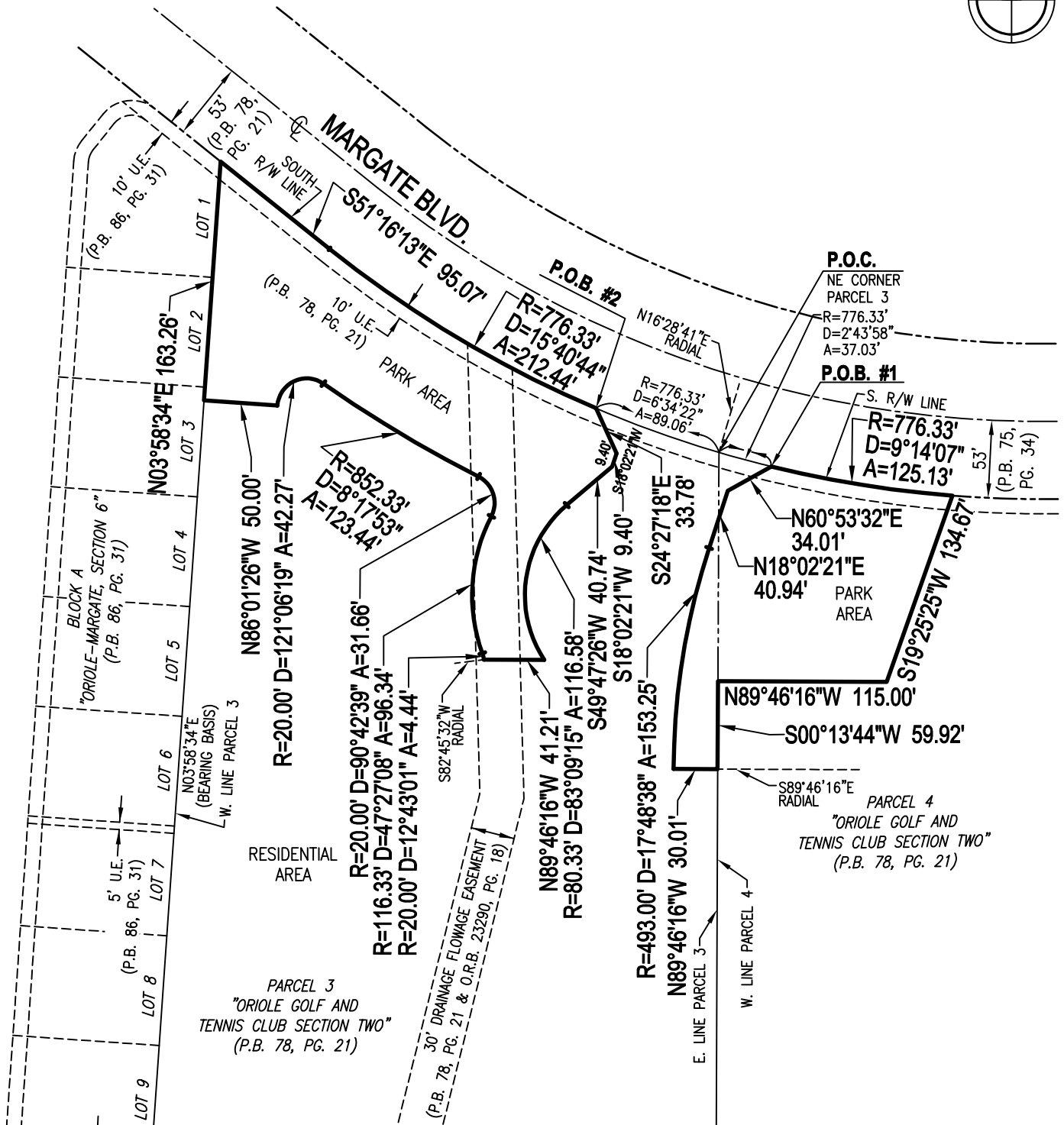
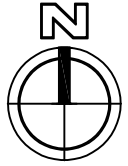
PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 3

PARK AREA AT NOVE OF MARGATE



HSQ GROUP, LLC

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REVISED SKETCH

10/17/2023

GTW

NJA

N/A

REVISIONS

DATE

BY

CK'D

FIELD BK.

PROJECT: NOVE OF MARGATE

SCALE: 1" = 100'

PROJECT NO.: 180761

SHEET 3 OF 3

Residential Area

RESIDENTIAL AREA AT NOVE OF MARGATE

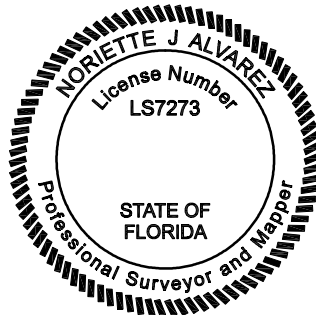
NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

LEGEND AND ABBREVIATIONS:

A = ARC LENGTH
C = CENTERLINE
D = DELTA (CENTRAL ANGLE)
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
U.E. = UTILITY EASEMENT



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NORINETTE J. ALVAREZ, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273



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Engineers · Planners · Surveyors

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CA26258 · LB7924

PROJECT: NOVE AT MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 1 OF 6

RESIDENTIAL AREA AT NOVE OF MARGATE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET; DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE THENCE SOUTH 60°53'32" WEST, A DISTANCE OF 34.01 FEET; THENCE SOUTH 18°02'21" WEST, A DISTANCE OF 40.94 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 493.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'38", A DISTANCE OF 153.25 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°46'16" EAST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 374.06 FEET; THENCE SOUTH 16°34'29" WEST, A DISTANCE OF 195.66 FEET; THENCE NORTH 89°07'23" EAST, A DISTANCE OF 780.00 FEET; THENCE SOUTH 00°07'41" EAST, A DISTANCE OF 720.00 FEET; THENCE SOUTH 89°52'19" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°07'41" WEST, A DISTANCE OF 394.17 FEET; THENCE SOUTH 89°52'19" WEST, A DISTANCE OF 1,164.35 FEET; THENCE NORTH 09°54'43" WEST, A DISTANCE OF 278.97 FEET; THENCE NORTH 80°15'54" EAST, A DISTANCE OF 389.65 FEET; THENCE NORTH 03°58'34" EAST, A DISTANCE OF 791.34 FEET; THENCE SOUTH 86°01'26" EAST, A DISTANCE OF 50.00 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES SOUTH 86°01'26" EAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°06'19", AN ARC DISTANCE OF 42.27 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 852.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'53", A DISTANCE OF 123.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'39", A DISTANCE OF 31.66 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°27'08", A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'01", A DISTANCE OF 4.44 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°46'16" EAST, A DISTANCE OF 41.21 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES NORTH 56°38'11" EAST, HAVING A RADIUS OF 80.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°09'15", AN ARC DISTANCE OF 116.58 FEET; THENCE NORTH 49°47'26" EAST, A DISTANCE OF 40.74 FEET; THENCE NORTH 18°02'21" EAST, A DISTANCE OF 9.40 FEET; THENCE NORTH 24°27'18" WEST, A DISTANCE OF 33.78 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, OF WHICH THE RADIUS POINT LIES NORTH 23°03'03" EAST, HAVING A RADIUS OF 776.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'22", AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING;

CONTAINING 875,308 SQUARE FEET, 20.09 ACRES, MORE OR LESS



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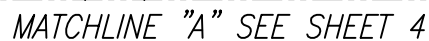
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PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 6

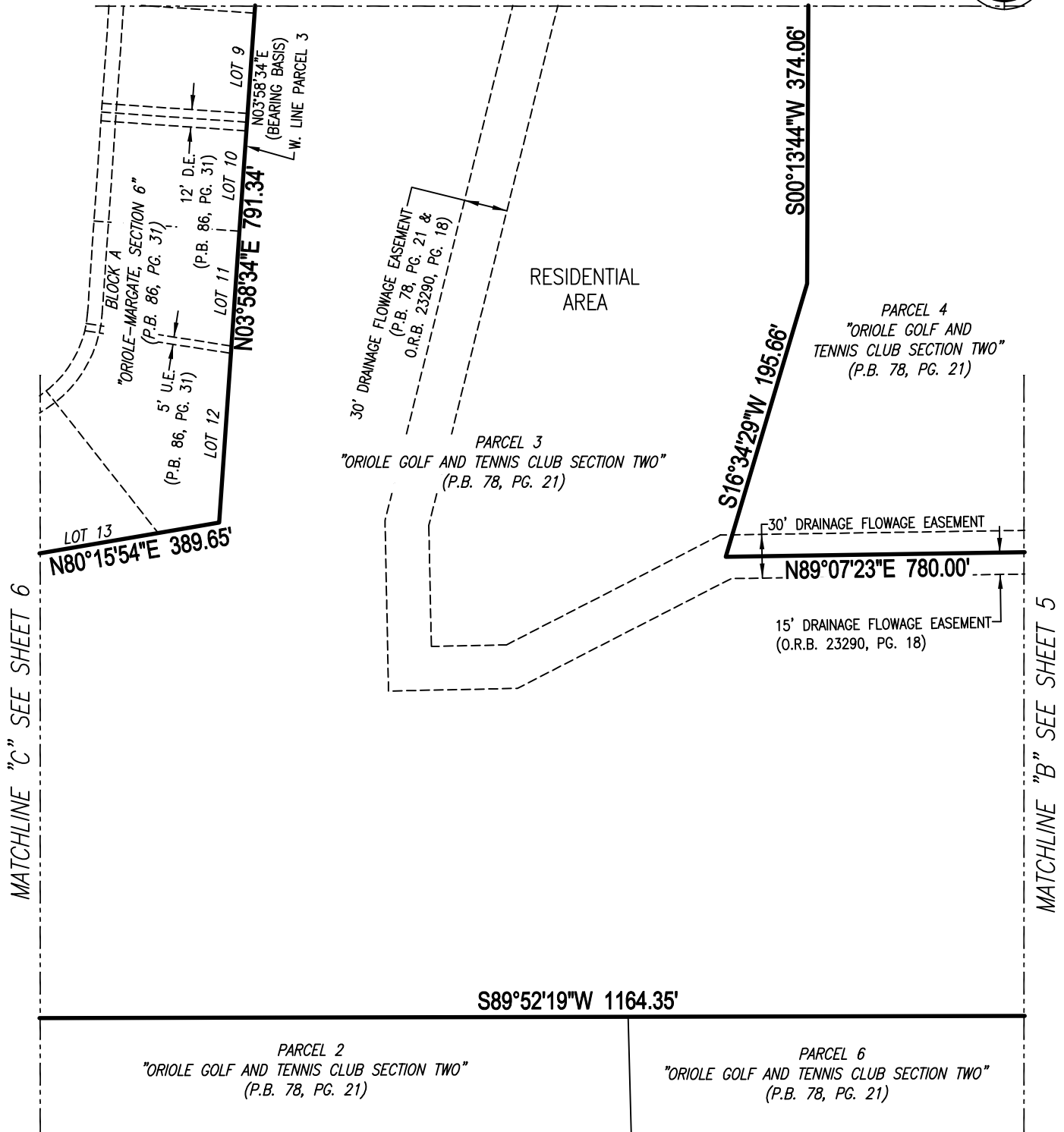
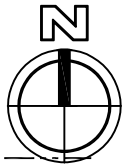


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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: NOVE OF MARGATE		SCALE: 1" = 100'		
PROJECT NO.: 180761		SHEET 3 OF 6		

RESIDENTIAL AREA AT NOVE OF MARGATE

MATCHLINE "A" SEE SHEET 3



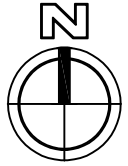
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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE AT MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 4 OF 6	

RESIDENTIAL AREA AT NOVE OF MARGATE



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

MATCHLINE "B" SEE SHEET 4

30' DRAINAGE FLOWAGE EASEMENT

N89°07'23"E 780.00'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

RESIDENTIAL
AREA

PARCEL 3
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

S89°52'19"W 1164.35'

PARCEL 6
"ORIOLE GOLF AND
TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

N00°07'41"W 394.17'

S00°07'41"E 720.00'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

30' DRAINAGE FLOWAGE EASEMENT

PARCEL 6
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

S89°52'19"W 300.00'



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GTW

NJA

N/A

REVISIONS

DATE

BY

CK'D

FIELD BK.

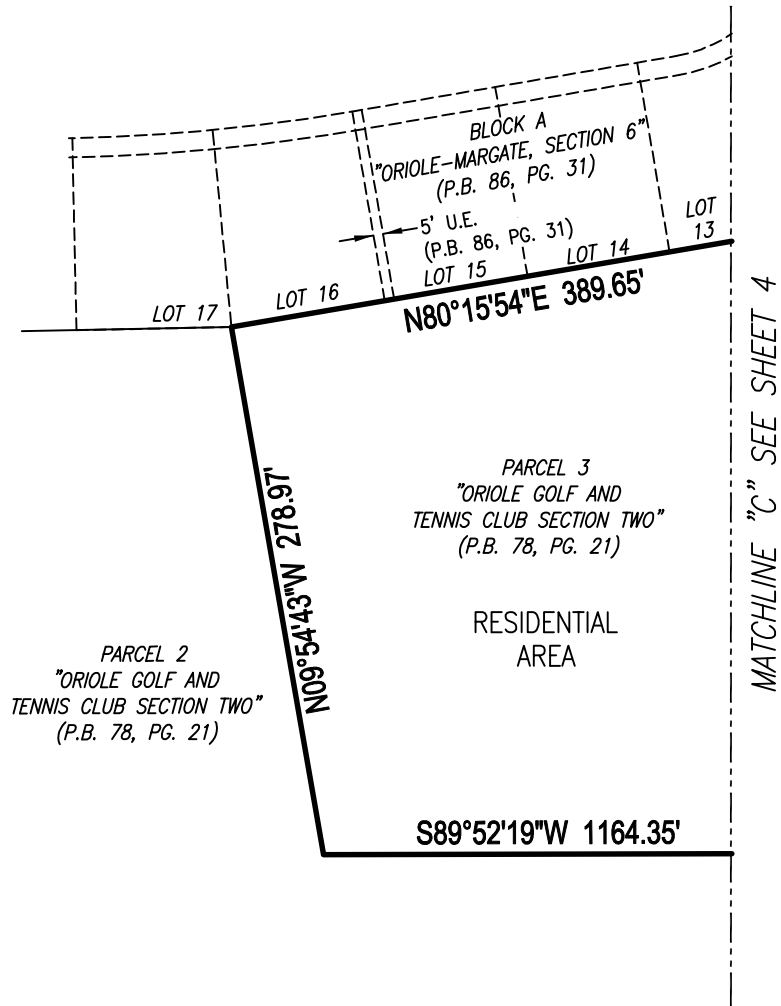
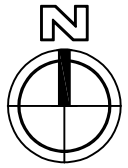
PROJECT: NOVE AT MARGATE

SCALE: 1" = 100'

PROJECT NO.: 180761

SHEET 5 OF 6

RESIDENTIAL AREA AT NOVE OF MARGATE



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REVISED SKETCH

10/17/23

GTW

NJA

N/A

REVISIONS

DATE

BY

CK'D

FIELD BK.

PROJECT: NOVE AT MARGATE

SCALE: 1" = 100'

PROJECT NO.: 180761

SHEET 6 OF 6