

REZONING APPLICATION CHECKLIST

- ☒ Complete Application: Incomplete applications cannot be accepted.
- ☒ Application Fee: \$1,500
- ☒ Planning and Zoning Board Fee: \$250
- ☒ Public Hearing Sign Bond: \$150
- ☒ Proof of Ownership: Warranty Deed or property appraiser's information from www.bcpa.net
- ☒ Owner's Authorization Affidavit: If owned by a corporation an authorized agent registered with the State of Florida as listed on www.sunbiz.org must be the person that signs and the record from www.sunbiz.org must be provided. If the person signing is not listed as an authorized signatory, then a corporate resolution showing that person is authorized to sign on behalf of the corporation may be provided.
- ☒ Survey: Signed and sealed Boundary Survey meeting the technical standards of the Florida Department of Professional Regulation, Board of Land Surveyors, no older than five (5) years, in pdf format that is a minimum 300 dpi that shows the following:
 1. The location of all existing structures, paved areas, and recorded easements on the property.
 2. Existing roadway details adjacent to the property including, but not limited to, rights-of-way, pavement widths, lane widths, markings, sidewalks, driveways (curb cuts), curbs and gutters, turn lanes, bus bays, medians, median openings, traffic signals and signal equipment, street lights, pull boxes, utility poles and utility equipment, drainage structures, and fire hydrants.
- ☒ Plan or Documents: A justification statement, any documents or plans involved with the request. Site Plans and / or plans must be clearly drawn dimensioned plan at a minimum scale of 1:20 that illustrates the layout of the property maximum page size of 24" x 36" in pdf format that is a minimum 300 dpi. Hand drawings can only be accepted if they are professionally drafted.
- ☒ Concurrency Analysis: A document that provides all of the application requirements for concurrency determination stated in [Chapter 31](#) of the Code of Ordinances of the City of Margate in pdf format that is a minimum 300 dpi.
- ☒ Traffic Impact Statement: Any application for a development which generates 500 or more trips per day shall include a Traffic Impact Statement that is prepared by a professional engineer licensed in the State of Florida. The Traffic Impact Statement shall assess the impact of the proposed development on all public streets and intersections within a one-mile radius of the perimeter of the development. The document is to be in pdf format that is a minimum 300 dpi.

AFTER SUBMISSION



Public Hearing Notices: At least 14 days prior to a scheduled hearing, the applicant is responsible for mailing public notice to all property owners within 1,500 feet and posting public hearing signs on the property. (see Public Hearing Notice requirements for details)



Proof of mailing and an affidavit: Evidence the mailing took place including postage receipts, sample letter and an affidavit attesting to the information must be submitted a minimum of 10 days prior to the scheduled hearing.



Newspaper Advertisement: The applicant must reimburse the City for the cost of placing the required advertisement of the hearing in the newspaper.

REZONING APPLICATION

Subject Property Address: 7870 Margate Blvd.

Subject Folio Number(s): 48-41-35-05-0030 & 48-41-35-08-0010

Description of Request:

Rezoning 21.33 gross acre from S-1 to PUD, and and 0.63 gross acres from R-3A to PUD. See attached narrative for more details.

AUTHORIZED AGENT INFORMATION

Name: Matthew H. Scott/Dunay, Miskel & Backman, LLP

Address: 14 SE 4th St. Suite 36 Boca Raton, FL

Phone Number: 561-405-3350

Email Address: mscott@dmbblaw.com

APPLICANT INFORMATION (IF DIFFERENT THAN THE PROPERTY OWNER)

Name: Michael Fimiani, Fimiani Development Corporation, Inc.

Address: 5301 N. Federal Hwy. #350 Boca Raton, FL 33487

Phone Number: 561-395-8882

Email Address: mike@fimiani.com

PROPERTY OWNER INFORMATION

Name: MICHAEL FIMIANI, Margate Executive Golf Course, LLC

Address: 5301 N. Federal Hwy. #350 Boca Raton, FL33487

Phone Number: 561-395-8882

Email Address: mike@fimiani.com



OWNER'S AUTHORIZATION AFFIDAVIT

I hereby certify that I am the owner or authorized signatory of the property located at

7870 Margate Blvd.

being the subject property for this Rezoning application, and I hereby grant authorization to

Matthew H. Scott/Dunay Miskel & Backman, LLP

to file an application with the City of Margate for approval of the same.

Michael Fimiani

Print owner's or authorized signatory name

[Signature]
Signature of owner or authorized signatory

Owner/Agent Phone Number: 561-395-8882

Email Address: mike@fimiani.com

Owner/Agent Address: 5301 N. Federal Hwy. #350 Boca Raton, FL33487

STATE OF FLORIDA COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this day of 16th NOV, 2022 (year), by Michael Fimiani (print name of person making statement).



[Signature]
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced: _____



PUBLIC HEARING SIGN AGREEMENT

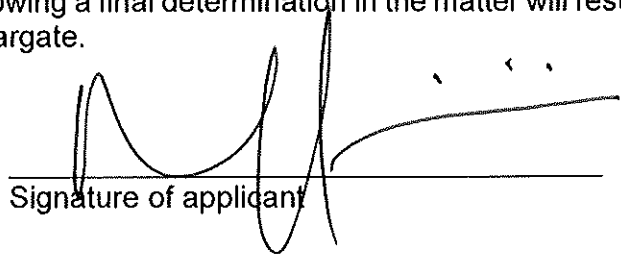
Subject Property Address: 7870 Margate Blvd.

Subject Folio Number(s): 48-41-35-05-0030

Pursuant to the requirements set forth in §31-55 of the Code of the City of Margate, Florida, the applicants(s) for the public hearing for the application described above do(es) hereby agree that failure to remove the sign(s) within two (2) business days following a final determination in the matter will result in the forfeiture of the \$150 collected by the City of Margate.

Michael Fimiani

Print applicant's name


Signature of applicant

Fimiani Development Corporation, Inc.

Print applicant's organization/company

STATE OF FLORIDA COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this day of 16, NOV, 2022 (year), by Michael Fimiani (print name of person making statement).




(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

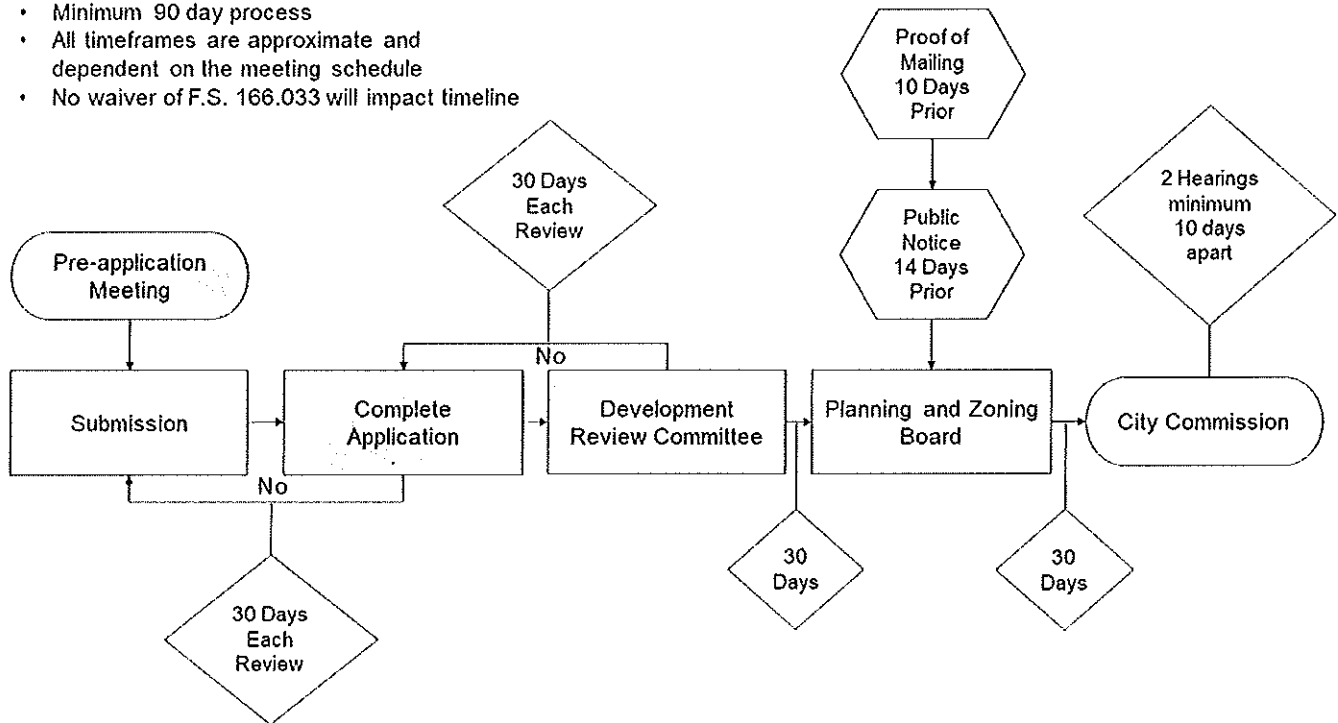
☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____



REZONING APPLICATION PROCESS

- Minimum 90 day process
- All timeframes are approximate and dependent on the meeting schedule
- No waiver of F.S. 166.033 will impact timeline





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

MARGATE EXECUTIVE GOLF COURSE, LLC

Filing Information

Document Number L20000011172

FEI/EIN Number 65-0831306

Date Filed 12/06/2019

Effective Date 04/30/1998

State FL

Status ACTIVE

Last Event CONVERSION

Event Date Filed 12/06/2019

Event Effective Date 01/01/2020

Principal Address

5301 NORTH FEDERAL HIGHWAY, STE. 350
BOCA RATON, FL 33487

Mailing Address

5301 NORTH FEDERAL HIGHWAY, STE. 350
BOCA RATON, FL 33487

Registered Agent Name & Address

FIMIANI, MICHAEL J
5301 NORTH FEDERAL HIGHWAY, STE. 350
BOCA RATON, FL 33487

Authorized Person(s) Detail

Name & Address

Title AMBR

FIMIANI, MICHAEL J
5301 NORTH FEDERAL HIGHWAY, STE. 350
BOCA RATON, FL 33487

Title AMBR

FIMIANI, CRISTY D

5301 NORTH FEDERAL HIGHWAY, STE. 350
BOCA RATON, FL 33487

Annual Reports

Report Year	Filed Date
2021	04/06/2021
2022	04/27/2022

Document Images

04/27/2022 – ANNUAL REPORT	View image in PDF format
04/06/2021 – ANNUAL REPORT	View image in PDF format
12/06/2019 – Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

FIMIANI DEVELOPMENT CORPORATION

Filing Information

Document Number	P98000058831
FEI/EIN Number	65-0851278
Date Filed	06/30/1998
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	08/20/2007
Event Effective Date	NONE

Principal Address

5301 NORTH FEDERAL HWY
SUITE 350
BOCA RATON, FL 33487

Changed: 12/14/2017

Mailing Address

5301 NORTH FEDERAL HWY
SUITE 350
BOCA RATON, FL 33487

Changed: 12/14/2017

Registered Agent Name & Address

FIMIANI, MICHAEL
5301 NORTH FEDERAL HWY
SUITE 350
BOCA RATON, FL 33487

Address Changed: 01/25/2018

Officer/Director Detail

Name & Address

Title PD

FIMIANI, MICHAEL

5301 NORTH FEDERAL HWY
SUITE 350
BOCA RATON, FL 33487

Annual Reports

Report Year	Filed Date
2020	03/16/2020
2021	04/06/2021
2022	03/16/2022

Document Images

03/16/2022 – ANNUAL REPORT	View image in PDF format
04/06/2021 – ANNUAL REPORT	View image in PDF format
03/16/2020 – ANNUAL REPORT	View image in PDF format
04/25/2019 – ANNUAL REPORT	View image in PDF format
01/25/2018 – ANNUAL REPORT	View image in PDF format
03/07/2017 – ANNUAL REPORT	View image in PDF format
02/09/2016 – ANNUAL REPORT	View image in PDF format
01/12/2015 – ANNUAL REPORT	View image in PDF format
01/27/2014 – ANNUAL REPORT	View image in PDF format
04/08/2013 – ANNUAL REPORT	View image in PDF format
01/09/2012 – ANNUAL REPORT	View image in PDF format
01/07/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 – ANNUAL REPORT	View image in PDF format
04/16/2009 – ANNUAL REPORT	View image in PDF format
01/10/2008 – ANNUAL REPORT	View image in PDF format
08/20/2007 – Reg. Agent Change	View image in PDF format
08/20/2007 – Name Change	View image in PDF format
04/03/2007 – ANNUAL REPORT	View image in PDF format
04/26/2006 – ANNUAL REPORT	View image in PDF format
04/29/2005 – ANNUAL REPORT	View image in PDF format
10/24/2004 – REINSTATEMENT	View image in PDF format
04/30/2003 – ANNUAL REPORT	View image in PDF format
03/06/2001 – ANNUAL REPORT	View image in PDF format
04/25/2000 – ANNUAL REPORT	View image in PDF format
07/20/1999 – ANNUAL REPORT	View image in PDF format
06/30/1998 – Domestic Profit	View image in PDF format

INSTR # 101076068
OR BK 31670 PG 1668
RECORDED 06/04/2001 03:37 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 1,050.00
DEPUTY CLERK 1025

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

Ad Valorem Tax Identification # 484135050030 and 484135080010

THIS INDENTURE, made effective the 1st day of October, 1998, between FLORIDA GOLF SHOP, INC., a Florida Corporation, of the County of Broward, State of Florida, Grantor, and MARGATE EXECUTIVE GOLF COURSE, INC., a Florida Corporation, whose post office address is 7870 Margate Blvd., Margate, FL 33063, and whose taxpayer identification number is 65-0831306, of the County of Broward, State of Florida, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

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", more particularly described as follows:

Commence 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 preceeding 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 on the East line of said Parcel 3; thence North 01° 25' 00" East along the East line of said

2

Parcel 3, a distance of 156.02 feet to the POINT OF BEGINNING.

Said lands lying in the City of Margate, Broward County, Florida, containing 21.303 acres more or less.

SUBJECT TO taxes accruing subsequent to December 31, 1997, zoning regulations in force and effect, restrictions, easements and road rights-of-way of public record, but this provision shall not operate to reimpose same;

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

FLORIDA GOLF SHOP, INC., a Florida
Corporation

John S. Prinz
Name: John S. Prinz
Please Print, Type or Stamp
As to Grantor

BY: Burl Dale
Name: BURL DALE
Its: President

Beth Teardo Prinz
Name: Beth Teardo Prinz
Please Print, Type or Stamp
As to Grantor

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 15th day of October, 1998, by BURL DALE, as President, of FLORIDA GOLF SHOPS, INC., a Florida Corporation, on behalf of the corporation, who: ☒ is personally known to me, or ☐ has produced _____ as identification, and who did not take an oath.

(NOTARY SEAL)

Beth Teardo Prinz
Name: Beth Teardo Prinz
Typed, printed or stamped
I am a Notary Public of the
State of _____ having a
commission number of _____
and my commission expires:



This Document Prepared By and Return to:
Benjamin S. Kennedy, Jr., P.A
Kennedy & Kennedy, PL
14 SE 4th Street, #36
Boca Raton, FL 33432

Parcel ID Number: 484135080010

Quitclaim Deed

This Indenture, Made this 6th day of December, 2022 A.D., **Between** Margate Executive Golf Course, Inc of the County of Palm Beach, State of Florida, **Grantor**, and Margate Executive Golf Course, LLC, a Florida limited liability company, whose address is: 5301 North Federal Highway, Suite 350, Boca Raton, FL 33487 of the County of Palm Beach , State of Florida, **Grantee**.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

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", more particularly described as follows:

Commence 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 preceeding 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 on 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 lying in the City of Margate, Broward County, Florida, containing 21.303 acres more or less.

To Have and to Hold, the same together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

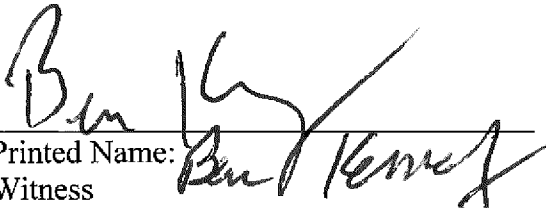
This Deed has been prepared without benefit of title search.

This Quitclaim Deed is from an entity which is the Agent of the Grantee, therefore under Rule 12B-4.014(5) F.A.C. there is no Documentary Stamp Tax due hereon.

In Witness Whereof, the Grantor have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Margate Executive Golf Course, Inc

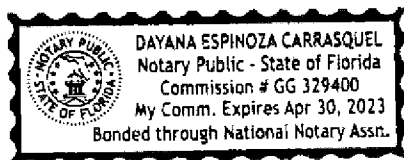

Printed Name: Ben Kene
Witness

By: Michael J. Fimiani


Printed Name: DAYANA ESPINOZA
Witness

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notification, this 6th day of December, 2022, by Michael J. Fimiani of Margate Executive Golf Course, Inc, who is personally known to me or who has produced a valid driver's license as identification.




Printed Name: DAYANA ESPINOZA CARRASQUEL
Notary Public
My Commission Expires: 04/30/2023

Prepared by:
Ben S Kennedy Jr PA
Kennedy & Kennedy, PL
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Property Control Number:

Quit-Claim Deed

This Quit Claim Deed is made this 22nd day of January, 2020 by Margate Executive Golf Course, Inc., a Florida Corporation, whose post office address is 5301 North Federal Highway, Suite 350, Boca Raton, FL 33487 ("Grantor") and Margate Executive Golf Course, LLC, a Florida limited liability company, whose address is 5301 North Federal Highway, Suite 350, Boca Raton, FL 33487 ("Grantee").

Witnesseth: that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has on the real property located in Broward County, state of Florida, to wit:

See Exhibit A attached hereto.

THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FROM THE GRANTOR TO THE GRANTEE, WHICH GRANTEE IS THE SAME ENTITY AS THE GRANTOR, CONVERTED TO AN LLC, AND NO MONETARY CONSIDERATION IS BEING PAID FOR THE TRANSFER. DOCUMENTARY STAMP TAX IS BEING PAID IN THE MINIMUM AMOUNT OF \$0.70.

Subject to restrictions, reservations, easements and limitations of public record, if any provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

In Witness Whereof, Grantor has hereunto set Grantor's hands and seals the day and year first written above.

Signed, Sealed and Delivered as to all signatures in the presence of:

Witness:
(1) [Signature]
Witness Signature
Ben Kennedy
Printed Witness Name

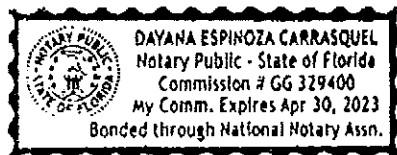
(2) [Signature]
Witness Signature
DAYANA ESPINOZA
Printed Witness Name

[Signature]
Margate Executive Golf Course, Inc.
Michael Fimiani, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of January, 2020, by Michael Fimiani, who is personally known to me and who have produced _____ as identification and who did/did not take an oath.

(SEAL)



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

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:

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Commence 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 on the East line of said Parcel 3; thence North 01° 25' 00" East along the East line of said Parcel 3, a distance of