



## SUBDIVISION RESURVEY APPLICATION

Subject Property Address: 7870 Margate Blvd.

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

Description of Request:

Subdivision Resurvey to create individual townhome lots

### AUTHORIZED AGENT INFORMATION

Name: Matthew H. Scott/Greenspoon Marder, LLP

Address: 200 East Broward Blvd. Suite 1800 Fort Lauderdale, FL 33301

Phone Number: 954-298-0285

Email Address: matthew.scott@gmlaw.com

### APPLICANT INFORMATION

(IF DIFFERENT THAN THE PROPERTY OWNER)

Name: Michael Fimiani/Fimiani Development Corporation

Address: 5301 N FEDERAL HIGHWAY, #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 HIGHWAY, #350, BOCA RATON, FL 33487

Phone Number: 561-395-8882

Email Address: mike@fimiani.com



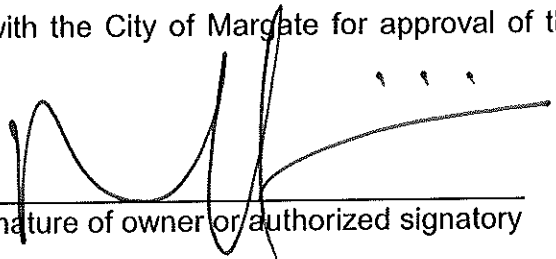
# OWNER'S AUTHORIZATION AFFIDAVIT

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 Subdivision Resurvey application, and I hereby grant authorization to Matthew H. Scott/Greenspoon Marder, LLP to file an application with the City of Margate for approval of the same.

Michael Fimiani  
Print owner's or authorized signatory name

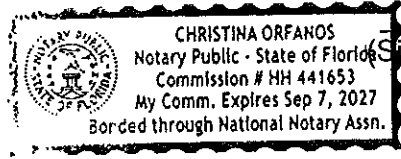
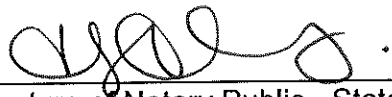
  
Signature of owner or authorized signatory

Owner/Agent Phone Number: 561-395-8882 Email Address: mike@fimiani.com

Owner/Agent Address: 5301 N FEDERAL HIGHWAY, #350, BOCA RATON, FL 33487

STATE OF FLORIDA COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of NOV, 23 (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: \_\_\_\_\_



PUBLIC HEARING SIGN AGREEMENT

Subject Property Address: 7870 Margate Blvd.

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

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

President

Print applicant's title

[Handwritten Signature]

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 14 day of NOV, 23 (year), by Michael Fimiani (print name of person making statement).

[Handwritten 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: \_\_\_\_\_



**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 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

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 15<sup>th</sup> 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 6<sup>th</sup> 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 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 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.

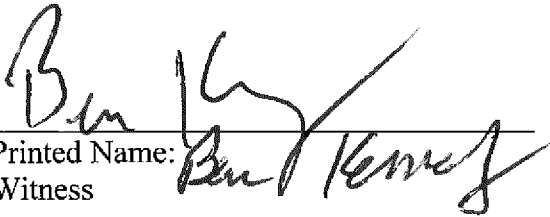
This Deed has been prepared without benefit of title search.

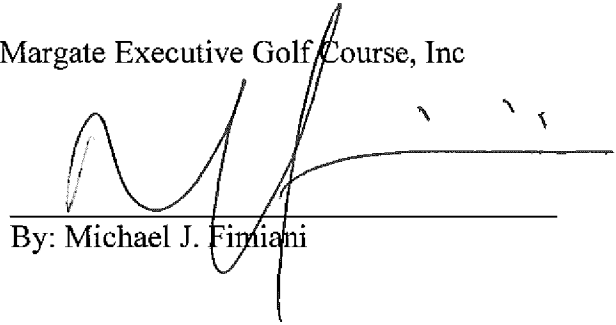
This Quitclaim Deed is from an entity which is the Agent of the Grantee, therefore under Rule 12B-4.014(5) F.A.C. there is no Documentary Stamp Tax due hereon.

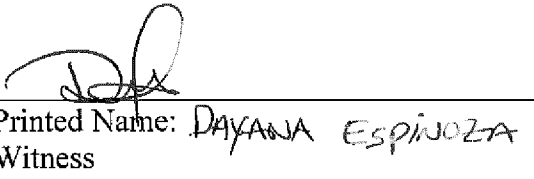
**In Witness Whereof**, the Grantor have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Margate Executive Golf Course, Inc

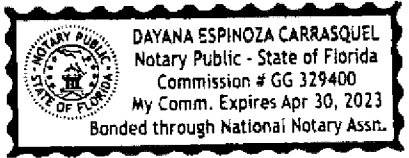
  
Printed Name: Ben Kenney  
Witness

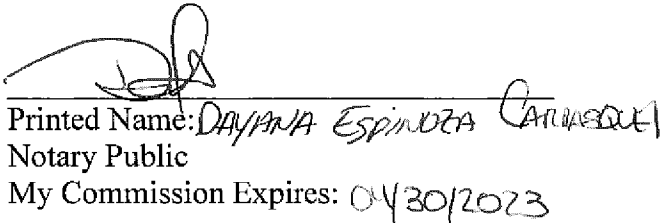
  
By: Michael J. Fimiani

  
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 6<sup>th</sup> 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





[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

<b>Document Number</b>	L20000011172
<b>FEI/EIN Number</b>	65-0831306
<b>Date Filed</b>	12/06/2019
<b>Effective Date</b>	04/30/1998
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	12/06/2019
<b>Event Effective Date</b>	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**

<b>Report Year</b>	<b>Filed Date</b>
2021	04/06/2021
2022	04/27/2022

**Document Images**

<a href="#">04/27/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/06/2019 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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

## Detail by Entity Name

Florida Profit Corporation  
FIMIANI DEVELOPMENT CORPORATION

### Filing Information

<b>Document Number</b>	P98000058831
<b>FEI/EIN Number</b>	65-0851278
<b>Date Filed</b>	06/30/1998
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	08/20/2007
<b>Event Effective Date</b>	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

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

### Document Images

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