

CITY OF MARGATE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, (GRANTING/DENYING) THE APPEAL BY MATTHEW H. SCOTT, ESQ., GREENSPOON MARDER, LLP FOR DOUGLAS BRAWN, MARGATE ACQUISITION, LLC, OF THE BOARD OF ADJUSTMENT VARIANCE DECISION (25-00400057) AND APPROVING/DENYING, THE VARIANCE TO REDUCE PARKING REQUIREMENTS, WAIVE CERTAIN INTERIOR AND PERIMETER LANDSCAPE REQUIREMENTS, AND MODIFY A NONCONFORMING STRUCTURE TO MAKE IT LESS CONFORMING WITH CODE REQUIREMENTS FOR THE PURPOSE OF CONVERTING AN ADULT CONGREGATE LIVING FACILITY TO A 174-UNIT MULTIFAMILY DEVELOPMENT THAT PROVIDES 250 PARKING SPACES AT 5600 LAKESIDE DRIVE.

WHEREAS, Matthew H. Scott, Esq. Greenspoon Marder, LLP, agent for Douglas Brawn, Margate Acquisition, LLC ("Applicant") submitted variance application 25-00400057 to the Board of Adjustment to request a reduction in required parking from 381 parking spaces to 250 parking spaces, waive perimeter landscape buffer and interior landscape island requirements, and for permission to modify a nonconforming structure to make it less conforming with Code requirements at 5600 Lakeside Drive; and

WHEREAS, on October 14, 2025 the Board of Adjustment voted 3-0 to deny the application ; and

WHEREAS, on October 17, 2025 the Applicant requested an appeal to this Board of Adjustment decision.

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

SECTION 1: The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and incorporated herein by this reference.

SECTION 2: The Mayor and City Commissioners make the following FINDINGS OF FACT based upon the substantial competent evidence provided:

This MATTER came before the City Commission on December 10, 2025, following due public notice. The City Commission having considered the public testimony, evidence in the record, the testimony of the

Applicant, the recommendation of the City's administrative staff, and the action of the City's Board of Adjustment, finds that the decision of the Board of Adjustment, as conditioned herein, shall be (reversed/upheld).

SECTION 3: All representations made before the City Commission and Board of Adjustment shall be binding conditions of this variance.

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

PASSED, ADOPTED AND APPROVED THIS _____ DAY OF _____, 2025.

ATTEST:

JENNIFER M. JOHNSON
CITY CLERK

MAYOR ANTONIO V. ARSERIO

RECORD OF VOTE

Schwartz	_____
Simone	_____
Ruzzano	_____
Caggiano	_____
Arserio	_____