

Nove of Margate  
7870 Margate Boulevard

# Subdivision Resurvey Application

CITY OF MARGATE  
PLANNING & ZONING BOARD MEETING  
AUGUST 13, 2024

# Project Location



# Project Overview

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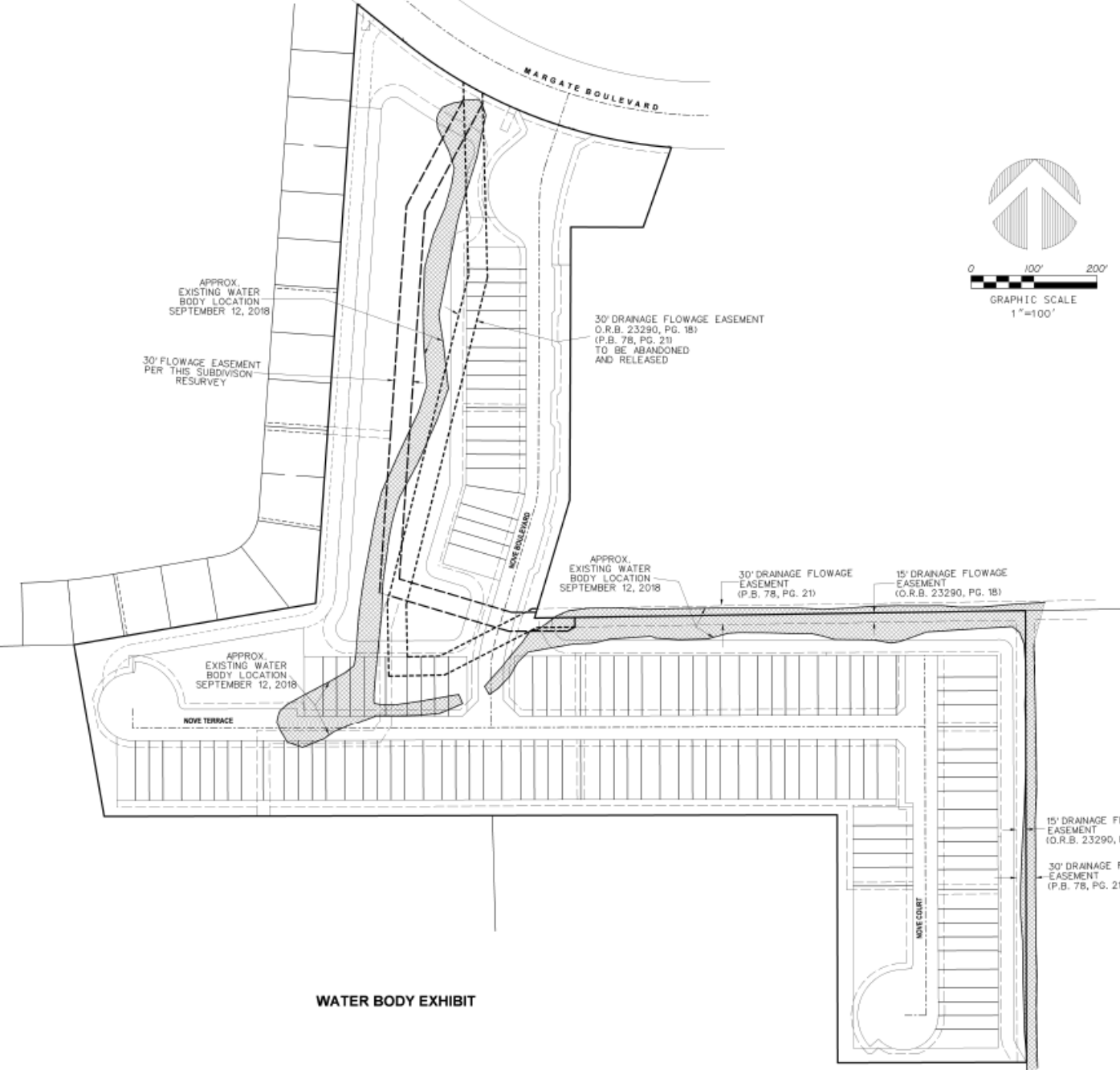
Applicant has submitted the following applications to develop the property with 132 townhome units:

**Land Use Plan Amendment**

**Rezoning to Planned Unit Development/Site Plan**

**Subdivision Resurvey to subdivide the parcel into 132 townhome lots**

# Subdivision Resurvey



WATER BODY EXHIBIT







# Dedications

1. TRACTS A-1 AND A-2 ARE HEREBY DEDICATED FOR PRIVATE RECREATIONAL USE TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
2. TRACTS B-1 AND B-2 ARE HEREBY DEDICATED FOR OPEN SPACE PURPOSES TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
3. TRACT C IS HEREBY DEDICATED FOR DRAINAGE PURPOSES TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
4. TRACT L IS HEREBY DEDICATED FOR LAKE PURPOSES TO MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
5. TRACT P-1 AND P-2 ARE HEREBY DEDICATED FOR PUBLIC PARK PURPOSES.
6. TRACT R IS HEREBY DEDICATED AS A PRIVATE ROAD TRACT, FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE AND PRIVATE ROAD PURPOSES. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS AND THROUGH TRACT R FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF THE LOTS DESCRIBED IN THIS SUBDIVISION RESURVEY.
7. THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO PUBLIC AND PRIVATE UTILITY PROVIDERS AS DEFINED BY FLORIDA LAW FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC, GAS, COMMUNICATION, SECURITY, WATER AND SEWER SYSTEMS.
8. THE PUBLIC DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES.
9. THE DRAINAGE EASEMENTS ARE DEDICATED FOR DRAINAGE PURPOSES.
10. THE LAKE MAINTENANCE EASEMENT IS DEDICATED FOR LAKE MAINTENANCE PURPOSES.
11. THE FIRE ACCESS EASEMENT IS DEDICATED FOR FIRE ACCESS PURPOSES.
12. THE FLOWAGE EASEMENT IS DEDICATED TO THE CITY OF MARGATE FOR DRAINAGE AND FLOWAGE PURPOSES.



# Request for Recommendation of Approval to City Commission

- Subdivision Resurvey meets all code requirements, based on city staff review.
- Applicant is not seeking any variances, modifications, or special relief.
- This application tracks with the other applications to facilitate the orderly development of the project.

An aerial photograph of a residential community. A large, winding road curves through the scene, bordered by lush green lawns and numerous palm trees. In the center, a large, calm lake reflects the sky. The surrounding area is filled with modern, multi-story residential buildings. The overall atmosphere is serene and well-maintained.

Questions?