

Garden Patio Villas Association, Inc.  
7708 MARGATE BLVD  
MARGATE, FL 33063-4042

June 6, 2024

City of Margate Mayor and Commissioners  
5790 Margate Boulevard  
Margate, Florida 33063

RE: Nove of Margate

Dear Mayor and Commissioners:

Garden Patio Villas Association, Inc. writes to inform you we expressed our concern of potential cut-through traffic in our neighborhood to Mr. Fimiani. He is willing to provide us with the funds to install a traffic gate at our northwest entrance to help with this issue. We appreciate his willingness to assist us with this matter.

Sincerely,



Melodie Savoca  
President of Garden Patio Villas Association, Inc.

Angel Pinero  
2713 NW 55<sup>th</sup> Ave.,  
Margate, FL 33063

December 5, 2023

Dear Margate Mayor and Commissioners:

My name is Angel Pinero and I am a Margate resident. I am writing to express my support for the Nove of Margate project. Margate needs new housing opportunities for existing and new residents. Also, the property as it currently exists is no use to anyone in the city. The Nove project will help bring new business and new tax revenue to the city. This project will be great for the city. Please vote to approve the project.

Sincerely,



Angel Pinero

Juan Rivillas

3450 Pinewalk Drive North, Apt. 416

Margate, FL 33063

December 5, 2023

Dear Margate Mayor and Commissioners:

My name is Juan Rivillas and I am a Margate resident. I am writing to express my support for the Nove of Margate project. Margate needs new housing opportunities for existing and new residents. Also, the property as it currently exists is no use to anyone in the city. The Nove project will help bring new business and new tax revenue to the city. This project will be great for the city. Please vote to approve the project.

Sincerely,



Juan Rivillas

**Shane Zalonis**

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**Subject:** RE: former 9 hole golf course on Margate Blvd

----- Forwarded Message -----

**From:** Mitch Wilkins <[spencersdad24@att.net](mailto:spencersdad24@att.net)>

**To:** [acaggiano@margatefl.com](mailto:acaggiano@margatefl.com) <[acaggiano@margatefl.com](mailto:acaggiano@margatefl.com)>

**Cc:** [truzzano@margatefl.com](mailto:truzzano@margatefl.com) <[truzzano@margatefl.com](mailto:truzzano@margatefl.com)>; [aschwartz@margatefl.com](mailto:aschwartz@margatefl.com) <[aschwartz@margatefl.com](mailto:aschwartz@margatefl.com)>; [jsimone@margatefl.com](mailto:jsimone@margatefl.com) <[jsimone@margatefl.com](mailto:jsimone@margatefl.com)>; Commissioner Antonio V. Arserio <[aarserio@margatefl.com](mailto:aarserio@margatefl.com)>; [ccurtis@margatefl.com](mailto:ccurtis@margatefl.com) <[ccurtis@margatefl.com](mailto:ccurtis@margatefl.com)>

**Sent:** Sunday, December 3, 2023 at 06:28:50 PM EST

**Subject:** former 9 hole golf course on Margate Blvd

**Dear Margate Commissioners,**

**Re: The 21+ acres of land on Margate Blvd, where the owner is trying to rezone that property.**

**I have lived in Margate for approx. 10 1/2 years, off of Margate Blvd.**

**I have lived in Oriole Golf & Tennis, phase 2, for the past 6 1/2 years. This community is directly across Margate Blvd from that former golf course. Prior to that, I was on the Board of a community, in Coral Springs, for about 20 years. I am not retired and I work out of my Unit, calling on clients via my computer and phone, selling artwork to the Interior Design community in the state of Florida.**

**I have a small dog, that I walk 4 to 6 times a day. I write this because I have met approx. 60 people on my walks, other than the people, in the 12 buildings in my community. About 1 1/2 half to 2 years ago, I met a man named Mike Fimiani while walking my dog. It turned out that Mike was the owner of that property in question. He has a small office on that former golf course. We became friendly and whenever I saw him he would say Hi Mitch and bend down to pet**

**Link, my pup. Over a period of time, I became aware of what he was trying to do. I hadn't seen Mike for a few months, when he pulled over to say hello to me around 8am, the day before a town meeting at City Hall, regarding this zone changing situation. I said I wanted to speak to him about this. I dropped off Link and went over to see him. We talked for about 1/2 hour or so. He let me know, a few weeks ago, that many of the questions that outsiders wanted to know about were ok'ed by various commissions. He then proceeded to tell me about what the meeting agenda would be about and asked if I could attend. I said yes, I would. At this point, I only knew about 1 side of this argument. I live in a 4 story building that has 9 units per floor. I was talking to a woman in my building, who basically knows everything about everything. We met at the ground floor, near the elevator. I was talking to a lady, who was standing in front of her apartment door on the 2nd floor. I said to this "I know everything person" that I had just met Mike Fimiani. Before I could continue, she said that Mike Fimiani was an F (effin Liar) and that his lawyers were the dumbest lawyers she has ever known. By the way, the person on the floor above will validate everything I just wrote. At the meeting, Mike Fimiani's lawyers showed photos of what the project would look like. I'm sure everyone on the commission knows what this plan looks like. Up to this point, people who live in the affected areas, only know what they have been told by neighbors. There were complaints about the school system handling the children from the 132 Town Homes being constructed. This was proven to be nonsense. Most of the complaints were from people that had property facing the golf course. These people did not know how**

**beautiful there view would be. Regarding the "Big Lie" about the increase in traffic. The woman who knows everything about everything, said that when leaving Oriole Golf & Tennis phase 2, she had to wait 5 to 6 minutes to cross over from the entrance to our community to get onto Margate Blvd. This was said at the City Hall Meeting. What she said, with a witness was 5 to 10 minutes.**

**FACT: When you reach the end of Country Club Drive, to enter Margate Blvd, look to the left. The most you would have to wait is**

**8 seconds. This is not a typo. If you look to the right, when you cross over, you might have to wait 6 to 7 seconds. Again, this is not a typo. When I take Link out, for his 1st walk, around 6:45am I walk to the entrance of Oriole Golf & Tennis phase 1. This is 1/2 mile from my front door. On an average day, I'll see maybe 8 to 10 cars in that 1/2 mile walk and the same amount on the 1/2 mile back. The bottom line is that there are no traffic issues with this new community of 132 Town Homes.**

**Ps. With regards to Oriole Golf & Tennis. This is a 55 and older community.**

**There are 12 buildings. Each building has 4 floors with 9 units to each floor. Heavily populated with folks from Canada. Canadians can only stay here for 6 months. If they stay longer, they lose certain healthcare issues.**

**If each unit has 9 units... $4 \times 9 = 36$  Each unit gets 2 parking spaces. Many do not have cars and most have 1. Being generous, lets say a total of 432 cars.**

**At the end of Country Club Drive, there is a public golf course with a restaurant serving breakfast and lunch. Being generous again, this will amount to 200 cars a day.**

## **The Bottom Line:**

**There are no traffic issues**

**This will beautify the ending of Margate Blvd**

## Shane Zalonis

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**From:** Matthew Scott  
**Subject:** RE: Proposed planning and zoning hearing on margate executive golf course

Begin forwarded message:

**From:** Courtney Hilaire <[hilairec@gmail.com](mailto:hilairec@gmail.com)>  
**Date:** August 10, 2024 at 1:53:33 PM EDT  
**To:** [truzzano@margatefl.com](mailto:truzzano@margatefl.com), [aschwartz@margatefl.com](mailto:aschwartz@margatefl.com), [aarserio@margatefl.com](mailto:aarserio@margatefl.com),  
[acaggiano@margatefl.com](mailto:acaggiano@margatefl.com), [lsimone@margatefl.com](mailto:lsimone@margatefl.com)  
**Subject:** Proposed planning and zoning hearing on margate executive golf course

Good day Mayor and fellow commissioners,  
I am the president of Oriole gardens 2 which borders the executive golf course. The current executive board is in agreement with the development of the property and I am working towards having the entire building directors board vote to approve this. I believe that this project is a plus for the city of margate and the city and entire community will benefit in the long term from this project.

I am working with Mr. Fimiani to come up with a plan to benefit oriole gardens 2 as this project continues.

Sincerely,  
Courtney hilaire  
President  
Oriole gardens 2

Sent from my iPad



**From:** Andrew Dalessandro <[adalessandro8251@yahoo.com](mailto:adalessandro8251@yahoo.com)>

**Sent:** Wednesday, March 27, 2024 11:33 AM

**To:** Mike Fimiani <[Mike@Fimiani.com](mailto:Mike@Fimiani.com)>

**Subject:** letter

My name is Andrew D'Alessandro i am on Owner of a condo in Oriole Gardens 2  
601 NW 80 Ave Apt 206 form Aug 2014. I just moved out to 7830 Margate Blvd in Margate Fl  
Margate Blvd. is the main road to the Executive Golf Course i am not looking forward to truck traffic to  
build the houses on the property to build the townhouses.

The townhouses are the better move for the city of Margate.in tax revenue.

I am 100% in for the redevelopment of the townhouses and the property.

Andrew D'Alessandro  
7830 Margate Blvd  
Margate Fl 33063

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Reply Forward

**From:** Lisa D. <[lovecs\\_jdd@msn.com](mailto:lovecs_jdd@msn.com)>  
**Sent:** Tuesday, March 26, 2024 5:12 PM  
**To:** Mike Fimiani <[Mike@Fimiani.com](mailto:Mike@Fimiani.com)>  
**Subject:** Executive Golf Course

Fimiani Development Corporation  
5301 North Federal Hwy. Suite 350  
Boca Raton, FL 33487  
RE: Redevelopment of Margate Executive Golf Course

My name is Lisa D. Harvey. Oriole Gardens 2, where I reside, is adjacent to the Executive Golf Course. I am 100% in favor of the redevelopment. It will increase the value of my property. The city of Margate will benefit from the tax revenue.  
Thank you kindly for your consideration

Respectfully yours,  
Lisa D. Harvey

# EXHIBIT E

**From:** [Andrew Dalessandro](#)  
**To:** [Planning Council](#)  
**Subject:** Nove of Margate townhome project in Margate  
**Date:** Friday, August 30, 2024 11:43:40 AM

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I wanted to say that I think the building on the golf course will be good for the city on Margate for all the taxes it will receive and all the sales taxes AT THIS TIME THE TAXES ARE VERY SMALL AS A GOLF COURSE.

THANK YOU  
ANDREW DALESSANDRO  
7830 MARGATE BLVD  
MARGATE FL 33063  
ADALESSANDRO8251@YAHOO.COM

# EXHIBIT F

**From:** [graciela sperati](#)  
**To:** [Planning Council](#)  
**Subject:** Townhouses  
**Date:** Sunday, September 1, 2024 8:23:16 PM

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I support the Nove of Margate Townhouse project.

Thank you

Hector Sperati  
Oriole garden 2 Vice-president

c.c my file

# EXHIBIT G

**From:** [Lisa D.](#)  
**To:** [Planning Council](#)  
**Subject:** Nove of Margate  
**Date:** Sunday, September 1, 2024 11:00:23 PM

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I definitely support the Nove of Margate Townhouse Project.  
Thank you for your consideration.

Lisa Dever  
Oriole Gardens 2 Resident

# EXHIBIT H

**From:** [Mitch Wilkins](#)  
**To:** [Planning Council](#)  
**Subject:** Planningcouncil@broward.org  
**Date:** Tuesday, September 3, 2024 10:39:55 AM

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Dear Broward County Commissioners,

My residence is adjacent to the Proposed Land Use Plan Amendment (PC 24-3 - City of Margate.

I approve of the Fimiani Development Corporation's plan to build the 132 three-bedroom townhomes on the former 21.3-acre Margate Executive Golf Course at:

7870 Margate Boulevard.

**The majority of the people I speak to complain about the added traffic to the surrounding neighborhoods. I realize this topic has been proven to be false. I have attended most of the meetings. The last meeting I attended was open to the public hear and speak. I was the last to speak. I waited for the latest and loudest person to speak. This person claimed she had to wait 5 to 6 minutes, at rush hour, to make the left turn from Country Club Blvd. onto Margate Blvd. **This is absolutely not true.** I have lived in this neighborhood, Oriole Golf & Tennis, phase 2, for approx. 7 years. I walk my dog 5 times a day, starting at 7:30am and lastly at about 5:30pm. At this intersection, I can see to my left, a car that takes 15 seconds to reach me and 7 seconds for a car to reach me from the right. There **is very little** traffic on this road. This is my long winded way of saying that the most time one has to wait to turn is 15 seconds or 7 seconds **AND NOT 5 to 6 MINUTES.****

It will help the city of Margate and benefit the residents of Oriole Golf And Tennis Condominium. and the other surrounding condo's by having these new upscale 3 bedroom Town Homes and the city of Margate financially..

I sincerely hope that you vote for the proposal.

Thank you kindly,

Mitch Wilkins

Ps.I have spoken with the following people in my neighborhood and they agree with what I've just written.

Building R

Liz Unit 103, Anna Unit 105, Margaret Unit 102 (she has recently passed away), Margaret Unit 205, Mike Unit 202,

Jeff Unit 305, Faye Unit 402 Juan Unit 406

Building S

Leona Unit 209

Building V

John Unit 203

# EXHIBIT K

**From:** [Juliette Naraine](#)  
**To:** [Planning Council](#)  
**Subject:** Nove Townhouse Project  
**Date:** Tuesday, September 3, 2024 7:56:30 PM

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This is to let you know that I support the Nove Townhouse Project.

Juliette Naraine  
601 NW 80 Terrace

Sent from my iPhone



# EXHIBIT L

**From:** [hope.jacobsson](#)  
**To:** [Planning Council](#)  
**Subject:** NOVE OF MARGATE  
**Date:** Tuesday, September 3, 2024 8:29:32 PM

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I support the Nove of MargateTownhouse project as it will improve the area.

[Sent from AT&T Yahoo Mail on Android](#)

**From:** [hope.jacobsson](#)  
**To:** [Planning Council](#)  
**Subject:** NOVE PROJECT  
**Date:** Tuesday, September 3, 2024 9:01:52 PM

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As a resident of Margate, I support the Nove of Margate Townhouse Project.  
Jacobsson. Thank you.

Hope

[Sent from AT&T Yahoo Mail on Android](#)