

CITY OF MARGATE, FLORIDA

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WITH CONDITIONS A SUBDIVISION RESURVEY OF PARCEL 3 AND A PORTION OF PARCEL 4 OF "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 TO CREATE A 132 TOWNHOUSE DEVELOPMENT, AS MORE PARTICULARLY DESCRIBED HEREIN, AND REFERRED TO AS "NOVE OF MARGATE," TO BE LOCATED AT 7870 MARGATE BOULEVARD; SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, pursuant to the Code of Ordinances of the City of Margate, Florida, the ("Code") a proposal for the subdivision resurvey of the "ORIOLE GOLF AND TENNIS CLUB SECTION TWO" (78-21) in order to create a 132 townhouse development, as more particularly described herein, and referred to as "Nove Of Margate," to be located at 7870 Margate Boulevard, was reviewed by the Development Review Committee ("DRC") on June 11, 2024; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, has also reviewed this proposal at a duly noticed public hearing on August 13, 2024, and recommended approval; and

WHEREAS, the City Commission at a duly noticed public hearing, as required by law, and after having received input from and participation by interested members of the public and staff, has determined that the Resolution is consistent with the City's Comprehensive Plan and in the best interest of the City, its residents, and its visitors.

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 October 16, 2024, 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 Planning and Zoning Board and administrative staff, finds that the application, as conditioned herein, will promote the public health, safety, welfare, of the neighborhood and further, that the application meets the criteria provided in the Code.

SECTION 3: That the City Commission of the City of Margate, Florida, hereby approves with conditions the subdivision resurvey of "ORIOLE GOLF AND TENNIS CLUB SECTION TWO" (78-21) in order to create a 132 townhouse development, as more particularly described herein, and referred to as "Nove Of Margate," to be located at 7870 Margate Boulevard. The legal description for the subject property is as provided in Addendum "1" attached and hereby made a part of this Resolution.

SECTION 4: That this subdivision resurvey is a development permit as defined in Section 40.201 of the Margate Unified Land Development Code. Therefore, all representations by the applicant are incorporated as binding conditions of approval.

SECTION 5: That the proper city officials are hereby authorized and directed to sign and record the above subdivision resurvey plan in accordance with this Resolution.

SECTION 6: That this resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
JENNIFER M. JOHNSON  
CITY CLERK

\_\_\_\_\_  
MAYOR TOMMY RUZZANO

RECORD OF VOTE

Caggiano \_\_\_\_\_  
Simone \_\_\_\_\_  
Arserio \_\_\_\_\_  
Schwartz \_\_\_\_\_  
Ruzzano \_\_\_\_\_

ADDENDUM 1

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:

A portion of Parcel 4 of said plat, 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, more particularly described as follows:

Commence at the Northwest corner of Section 35, Township 48 South, Range 41 East; thence South  $00^{\circ} 03' 23''$  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  $89^{\circ} 56' 37''$  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  $39^{\circ} 51' 40''$ , an arc distance of 461.98 feet; thence tangent to said curve South  $50^{\circ} 04' 57''$  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  $22^{\circ} 15' 10''$ , 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  $11^{\circ} 58' 05''$ , 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  $20^{\circ} 36' 41''$  West, 134.67 feet; thence North  $88^{\circ} 35' 00''$  West, 115.00 feet to a point on the East line of said Parcel 3; thence North  $01^{\circ} 25' 00''$  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.