

CITY OF MARGATE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WITH CONDITIONS A RE-PLAT OF A PORTION OF PARCEL A OF "CENTRAL PARK OF COMMERCE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TO CREATE A NEW 8.113-ACRE PLAT IDENTIFIED AS "MARQUESA" FOR THE REDEVELOPMENT OF A PORTION OF AN EXISTING SHOPPING CENTER INTO A 220-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT, TO BE LOCATED AT 5203 COCONUT CREEK PARKWAY; PROVIDING FOR AN ASSIGNMENT OF 128 FLEX UNITS; SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Code of Ordinances of the City of Margate, Florida, the ("Code") a proposal for the re-plat of a portion of Parcel A of the "CENTRAL PARK OF COMMERCE" (119-27) identified as "MARQUESA" for the redevelopment of a portion of an existing shopping center into a 220-unit multifamily residential development, to be located at 5203 Coconut Creek Parkway, was reviewed by the Development Review Committee ("DRC") on January 25, 2022; and

WHEREAS, Applicant has requested 92 Transit Oriented Corridor (TOC) dwelling units and 128 Flexibility Units from the City in order to build 220 dwelling units on the subject property; and

WHEREAS, On February 9, 2022, administrative staff of the City of Margate notified Broward County and the City of Coconut Creek as a contiguous municipality of the pending request for assignment of Flexibility Units in accordance with Section 3.4(C) of the Broward County Administrative Rules Document; and

WHEREAS, The City of Coconut Creek did not request a compatibility review for the assignment of Flexibility Units; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, has also reviewed the proposal to re-plat the "CENTRAL PARK OF COMMERCE" (119-27) to create a new 8.113-acre plat identified as "MARQUESA" for the redevelopment of a portion of an existing shopping center into a 220-unit multifamily residential development at a duly noticed public hearing on March 1, 2022, 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 April 6, 2022, 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 re-plat of a portion of Parcel A of the "CENTRAL PARK OF COMMERCE" (119-27) to create a new 8.113-acre plat identified as "MARQUESA" for the redevelopment of a portion of an existing shopping center into a 220-unit multifamily residential development, to be located at 5203 Coconut Creek Parkway, AS PROVIDED FOR ON THE Addendum "1" attached and hereby made a part of this Resolution.

SECTION 4: That the City Commission of the City of Margate, Florida, hereby approves the assignment of 128 Flexibility Units from Flexibility Zone 35 to the Marquesa plat.

SECTION 5: That this re-plat is a development permit as defined in Section 31-33 of the Code of the City of Margate. Therefore, all representations by the applicant are incorporated as binding conditions of approval and shall be attached as "Addendum 1" entitled Conditions of Approval.

SECTION 6: That the proper city official are hereby authorized and directed to record the above re-plat in accordance with this Resolution.

SECTION 7: That this resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS _____ DAY OF _____, 2022.

ATTEST:

JOSEPH J. KAVANAGH
CITY CLERK

MAYOR ANTONIO V. ARSERIO

RECORD OF VOTE

Simone _____
Schwartz _____
Ruzzano _____
Caggiano _____
Arserio _____

ADDENDUM 1

- 1) RE-PLAT OF A PORTION OF PARCEL A OF "CENTRAL PARK OF COMMERCE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TO CREATE A NEW 8.113-ACRE PLAT IDENTIFIED AS "MARQUESA" FOR THE REDEVELOPMENT OF A PORTION OF AN EXISTING SHOPPING CENTER INTO A 220-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT, TO BE LOCATED AT 5203 COCONUT CREEK PARKWAY

ADDENDUM 2

CONDITIONS OF APPROVAL

1. The applicant shall address all outstanding comments from the Development Review Committee meeting held on January 25, 2022.
2. The applicant shall construct the Banks Road median improvement as depicted in the staff report.
3. The applicant shall construct and maintain a decorative pedestrian amenity [TBD by the City Commission].
4. The applicant shall construct and maintain an 8ft tall vinyl fence along the north perimeter, as depicted in the site plan.
5. The applicant shall provide a 6ft tall perimeter fence.
6. The applicant shall design the western fence to discourage interaction with the adjacent property to the west.
7. The applicant shall pay \$440,000 into the Margate Parks and Recreation trust fund.