



September 23, 2021 (Resubmittal))

City of Margate Development Services Department  
901 West NW 66<sup>th</sup> Avenue  
Margate Florida 33063

RE: Margate Executive Golf Course Rezoning  
Letter of Intent

To Whom It May Concern;

On behalf of Margate Executive Golf Course LLC, owners of the 20.82-acre subject property, platted as Parcel 3 of Oriole Golf and Tennis Club Section 2 Plat.

The proposed rezoning is from the current zoning designation of **S-1** (Recreational District) to **R-3** (Low-Density Multiple Dwelling). This amends the previously submitted application, as there was a determination made that a rezoning to the PUD district would require fully developed site plan, homeowner association documents, and other materials that the owner is not prepared to provide at this time. The conceptual plan, provided as an attachment to the land use plan amendment is not a formal site plan submittal, and is meant to convey a potential maximum density layout for discussion purposes only. There is no site plan proposed at this time for a formal review.

The attached resubmittal has been provided in response to comments from the City of Margate Development Review Committee which took place on July 27, 2021, together with enclosed responses to each individual comment attached for review.

The applicant has submitted a warranty deed certifying the property is wholly owned by Margate Executive Golf LLC.

The subject property, as shown on the attached warranty deed and survey, includes a previously platted property (parcel 3 Block B of Oriole Golf and Tennis Club) together with a portion of a neighboring plat (Metes and Bounds Description of a portion of parcel 4 - Garden Patio Villas) and has not occur within one plat, or specifically platted parcels. Concurrent with a specific site plan, a plat will be required. Pursuant to Section 31-36, a change in zoning on any unplatted plan:

*"shall be made with the express condition that upon platting of the property, the plat shall be subject to development review procedures outlined in this article and that the city, at the time of the rezoning, makes no explicit or implied guarantees that services or facilities are available to serve the proposed development at the time of rezoning."*

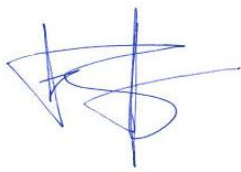
Accordingly, the maximum impact permitted under the applicable land development regulations have been assumed; and the applicant is not requesting a determination that services are available at this time.

The following professionals are associated with this project:

- a) Mark Rickards, AICP
- b) Omar Kanaan, PE

Thank you for your consideration of our amended request.

Best Regards;



Mark Rickards, AICP

Cc: File