

To: City Clerk

From: City Attorney

Re: Proposed Ordinance regarding: *(add ordinance title)* AN ORDINANCE AMENDING SECTION 4.2 OF APPENDIX A OF THE CODE OF THE CITY OF MARGATE, FLORIDA; RECONFIRMING THE FOLLOWING REAL PROPERTY TO BE REZONED FROM T-1 MOBILE HOME PARK DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR AMENDMENT OF NAME FROM BROADSTONE MONTEBELLO TO CELEBRATION POINTE; PROVIDING FOR AMENDMENT FROM 290 GARDEN APARTMENTS IN PHASE I WITH 412 GARDEN APARTMENTS OVERALL TO 282 GARDEN APARTMENTS IN PHASE I WITH 580 GARDEN APARTMENTS OVERALL; PROVIDING FOR REDISTRIBUTION OF PERIMETER LANDSCAPE BUFFER IN PHASE I; PROVIDING FOR OTHER AMENDMENTS TO THE PHASE I SITE PLAN; (LEGAL DESCRIPTION: TRACT A OF "CELEBRATION POINTE," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND CONTAINING 29.5 ACRES MORE OR LESS); PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.

I have reviewed the attached proposed ordinance and am of the opinion that:

- ☐ This ordinance does not substantially affect land use.
- ☐ This is a Land Development Regulation, pursuant to F.S. 163.3164(23), and must reviewed by the Local Planning Agency for consistency with the Comp. Plan or Element thereof, pursuant to F.S. 163.3174(4)(c) and 163.3194(2).
- ☐ This ordinance is not City initiated or does not substantially change permitted use categories in zoning districts (or both).
- ☐ This ordinance changes the actual zoning map designation for a parcel or parcels of land involving less than 10 contiguous acres.
- ☒ This ordinance changes the actual list of permitted conditional or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel or parcels of land involving 10 contiguous acres or more.
- ☐ This is a land use amendment, pursuant to F.S. 163.3184.
- ☐ This is a small-scale land use amendment, pursuant to F.S. 163.3187.

THIS ORDINANCE ORIGINATED

(Print Name)