

**BROWARD COUNTY LAND USE PLAN  
PROPOSED AMENDMENT PC 24-3**

**INTRODUCTORY INFORMATION**

- I. Municipality: Margate
- II. County Commission District: District 2
- III. Site Characteristics
  - A. Size: Approximately 104.4 acres
  - B. Location: In Section 35, Township 48 South, Range 41 East; generally located on the west side of Northwest 76 Avenue, between Margate Boulevard and Atlantic Boulevard.
  - C. Existing Uses: Former golf course, single-family residential, multi-family residential and retail
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Dashed-Line Area\* consisting of:
    - 77.9 acres of Irregular (7.6) Residential
    - 21.3 acres of Recreation and Open Space
    - 5.2 acres of Commerce
  - B. Proposed Designation: Dashed-Line Area\* consisting of:
    - 97.5 acres of Irregular (8.38) Residential
    - 1.7 acres of Recreation and Open Space
    - 5.2 acres of Commerce
  - C. Estimated Net Effect: Addition of 81 dwelling units  
Reduction of 19.6 acres of recreation and open space use
- V. Applicant/Petitioner
  - A. Applicant: Fimiani Development Corporation
  - B. Agent: Matthew H. Scott, Esq., Greenspoon Marder
  - C. Property Owners: There are numerous property owners in the subject area.
- VI. Recommendation of Local Governing Body: The City of Margate recommends approval of the proposed amendment.

\*A "Dashed-Line Area" is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.