



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Plat Amendment

901 NW 66th Avenue, Margate, FL 33063  
For Planning & Zoning Questions: 954-979-6213

Submittal Date (official use):



Project Name FirstGate Commerce Center		
Address Northwest Corner of Copans Road and Banks Road		DRC #
Acreage 9.30	Folio Number 484219280010	Paid: \$500.00
Existing Use automobile dealership		
Current Land Use Designation TOC	Current Zoning Designation M-1	
Legal Description Portion of Tract "A Sherman Plat according to the plat thereof as recorded in PB144 PG26		
of the public records of Broward County, Florida		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Revise Plat Note FROM: This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Tract A
TO: This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Parcel A and 135,000 square feet of Industrial on Parcel B

Applicant Name Chris Willson	
Business/Corporate Name 5355 Northwest 24th Street, LLC	
Address 401 East Las Olas Blvd. Suite 1400	
Fort Lauderdale, Florida 33301	
Phone Number (954)943-7492	Fax Number
Email Address cwillson@firstflorida.com	

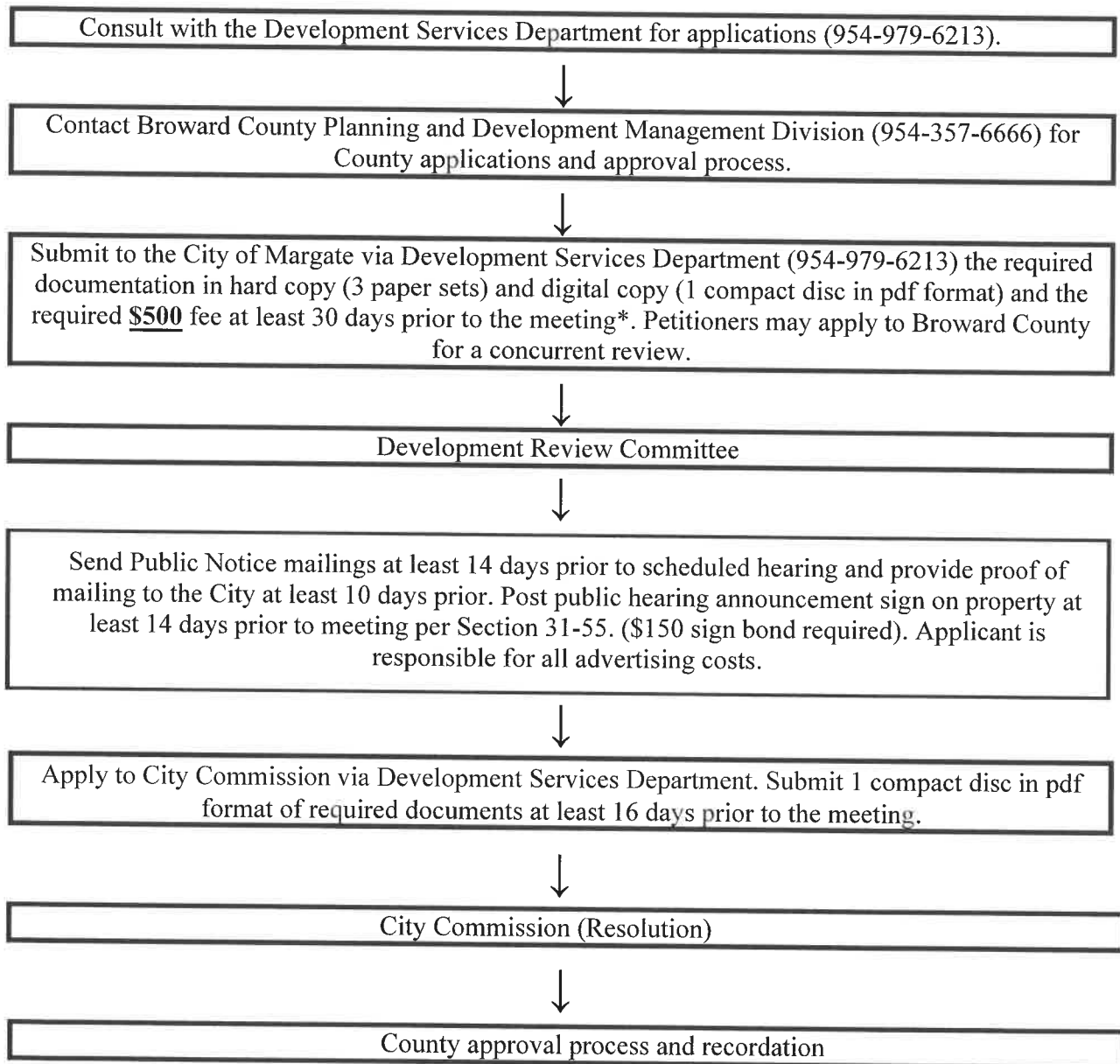
Agent/Contact Name Mike Gai	
Business/Corporate Name Sun-Tech Engineering, Inc.	
Address 4577 Nob Hill Road Suite 102	
Surise, Florida 33351	
Phone Number (954)777-3123	Fax Number (954)777-3114
Email Address mgai@suntecheng.com	

✓   
Property Owner's Signature

Page 1 of 7 ✓ 1/18/21  
Date

1/13/2021

# CITY OF MARGATE PLAT AMENDMENT APPROVAL PROCEDURES



\*No waiver to F.S. 166.033 will affect standard procedure

**Application submissions will be considered incomplete without all of the following required materials:**

1. Completed DRC application form.
2. Completed Public Hearing Sign Bond.
3. Application fee (\$500).
4. Survey of subject property depicting current conditions and that is no more than five years old.
5. Existing plat.
6. Proposed changes.
7. Concurrency analysis per Chapter 31 of the Margate Code of Ordinances.

**NOTES:**

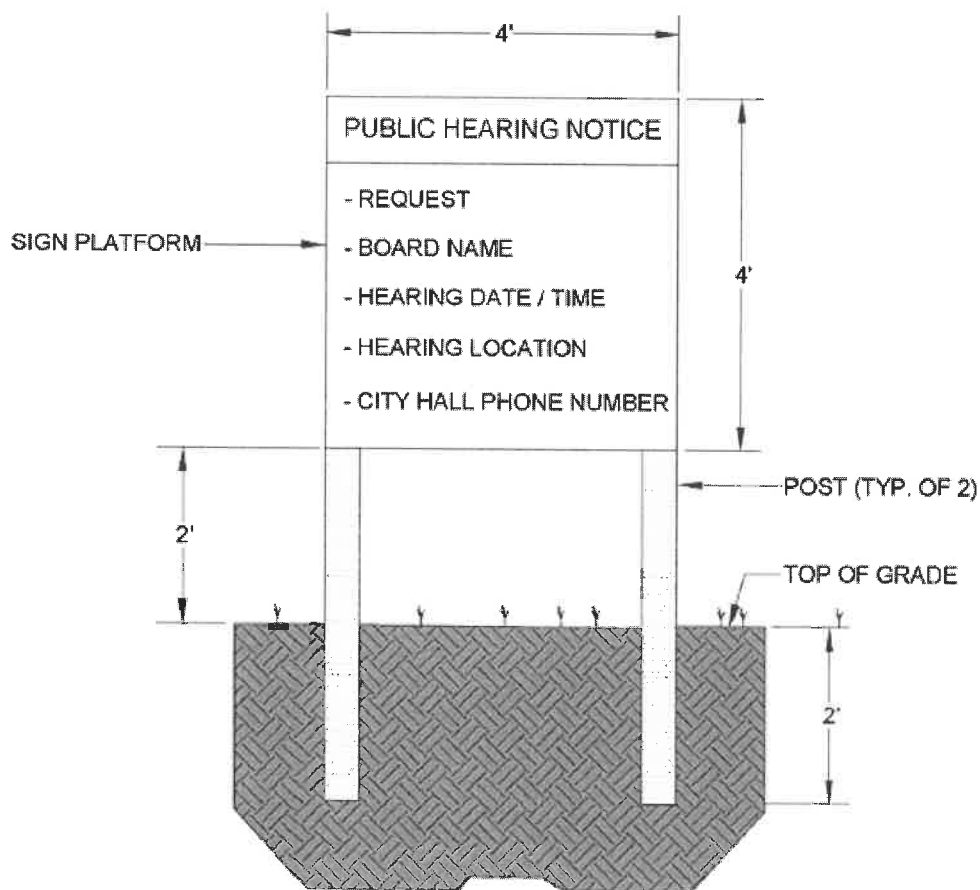
1. 3 paper sets of backup material (1 original, stamped/sealed + 2 copies\*) and 1 compact disc in pdf format must be submitted with 1 original application cover sheet (p.1) to the Development Services Department at least 30 days prior to DRC meeting.  
\* Copies can use a copy of the original stamp/seal.
2. The applicant or authorized representative must be present in order for a submission to be reviewed by the committee.
3. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.
4. Large (24" x 36") surveys and/or plans must be folded into quarters, and then in half with the application visible.
5. Completed "PUBLIC HEARING SIGN REMOVAL BOND" and \$150 must be submitted to the City Clerk's Office.
6. Backup material must be collated and bound into 3 distinct sets.

# CITY OF MARGATE

## Public Hearing Announcement Sign Specifications

The sign must:

- Be professionally prepared.
- Be placed adjacent each right-of-way frontage, facing the road.
- Be installed 5 feet back from the property line frontage.
- Be installed on property 14 days prior to scheduled public hearing.
- Be designed in accordance with Section 31-55(B)(2) of the Margate Code of Ordinances, diagramed below, and Section 31-55(B)(4).
- Display “954-972-6454” for the City Hall phone number.
- Display “5790 Margate Boulevard, Margate” for the hearing location.





## PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, Chris Willson, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

5355 Northwest 24th Street, LLC  
Business or Property Name  
Northwest Corner of Copans and Banks Road  
Address  
✓ [Signature]  
Signature  
✓ 1/21/21  
Date

OFFICE USE ONLY	
Date of Decision:	_____
Tabled to date certain?	_____
Two Business Days (after decision)	_____
COMPLIED?	Y      N
If YES, initiate check request to Finance (601-0000-220.18-00)	
If NO, inform Finance to deposit Bond (001-0000-369.90-01)	

Copy to Petitioner, Finance Department  
Original to File

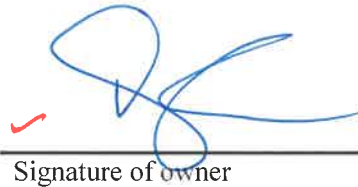
PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at Northwest Corner of Copans and Banks Road, being the subject property for this PLAT AMENDMENT application, and I give authorization to Michael Gai Sun-Tech Engineering, Inc. to file this petition for the said plat amendment. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 31 of the Code of the City of Margate.

Chirs Willson

Print owner's name



Signature of owner

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 18th day of January (year), by Chris Willson (name of person making statement).

Virginia L. Valentine

Print or type name of Notary

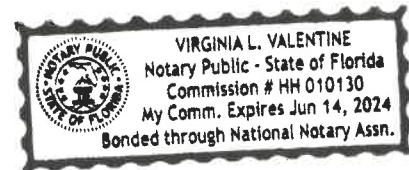
Virginia L. Valentine

Signature of Notary

X

Personally known to me

Produced identification





# Waiver of Florida Statutes Section 166.033, Development Permits and Orders

**Applicant:** FR5355 Northwest 24th Street, LLC

**Agent/Authorized Representative:** Chris Willson

**Project Address:** Northwest Corner of Copans Road and Banks Road

**Project Name:** FirstGate Commerce Center

**Date:** \_\_\_\_\_

I, Cris Willson (print Agent/Authorized Representative name), on behalf of FR5355 Northwest 24th Street, LLC (print Applicant name),

hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- 1) 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant; and
- 2) 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant; and
- 3) Limitation of three (3) Staff Requests for Additional Information; and
- 4) Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

\_\_\_\_\_  
**Signature of Applicant or Applicant's Authorized Representative**

Chris Willson

\_\_\_\_\_  
**Name of Applicant/ Authorized Representative**

City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: UMARAJ2      1/25/21 00      Receipt no: 2187773

Type	SvcCd	Description	Amount
EF		ECDV PLAT/SUBDIV. RESERVE	
	Qty	1.00	\$500.00
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

PLAT AMENDMENT &  
PUBLIC HEARING SIGN BOND  
FIRSTGATE COMMERCE CENTER  
NW CORNER OF COPANS & BANKS RD  
FOLIO # 484219280010  
CONTACT- MIKE GAI  
SUN-TECH ENGINEERING INC  
4577 NOB HILL RD.  
SUITE 102, SUNRISE FL 33351  
954-777-3123  
MGAI@SUNTECHENG.COM

Tender detail

CK Ref#:      43441      \$500.00



City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: UMARAJ2                      1/25/21 00                      Receipt no: 2187773

	Type	SvcCd	Description	Amount
CK Ref#:	43442		\$150.00	
Total tendered:			\$650.00	
Total payment:			\$650.00	

Trans date:    1/25/21              Time:    9:45:23

HAVE A GREAT DAY!