



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat Amendment

5790 Margate Blvd., Margate, FL 33063
954-972-6454

6/28 DRC
Submittal Date (official use):

RECEIVED
JUN 2 2015
BY: AP

Project Name		Wheat Self-Storage II, LP
Address		NW 31st Street, Margate FL 33063
Acreage	2.63	Folio Number 484219330010
Existing Use		Vacant Land
Legal Description		Please see attached,

DRC # 06-16-03

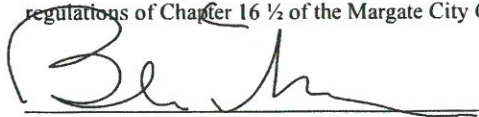
Paid: \$ 500.00

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
4 story, +/- 130,000 square foot climate controlled self-storage facility

Agent/Contact Name		C.J. Maier
Address		Wheat Capital Management
		One Financial Plaza, 100 SE 3rd Ave, Suite 601, Fort Lauderdale, FL 33394
Phone Number	954-556-1515	Fax Number 954-337-5867
Email Address		cmaier@wheatcapitalmanagement.com

Property Owner Name		Britom, LLC
Address		272 East Boca Raton Road, Boca Raton, FL 33432
Phone Number	561-981-8089	Fax Number 561-997-6036
Email Address		derek@derekaschwartzpa.com

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. 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 16 ½ of the Margate City Code.


Property Owner's Signature

05/25/16
Date

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 6/07/16 00 Receipt no: 128601

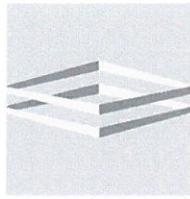
Type	Svccd	Description	Amount
EF		ECDV PLAT/SUBDIV. RESURVE	
	Qty		
	1.00		\$500.00

WHEAT CAPITAL MANAGEMENT
100 SE 3RD AVE., STE 601
FT. LAUDERDALE, FL 33394
APPLICATION FOR PLAT AMENDMENT
DRC #06-16-03
WHEAT SELF-STORAGE II, LP
NW 31ST STREET, MARGATE
BY CJ MAIER
WHEAT CAPITAL MANAGEMENT
SAME ADDRESS AS ABOVE
954-556-1515
CMAIER@WHEATCAPITALMANAGEMENT.
COM

Tender detail
CK Ref#: 1583 \$500.00
Total tendered: \$500.00
Total payment: \$500.00

Trans date: 6/07/16 Time: 16:56:45

HAVE A GREAT DAY!



**DUNAY
MISKEL
BACKMAN** LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Christina Bilenki
Heather Jo Allen

Plat Note Amendment Request

Wheat Capital Management ("Petitioner") proposes the construction of a 130,000 square foot storage facility ("Project") on vacant land generally located on the southeast corner of NE 31st Street and 441 in the City of Margate (folio number 4892-19-0010) ("Property"). The Property has a TOC designation and as a result the Project is permitted as a special exception use. The currently vacant Property consists of approximately 2.6 acres and has a commercial land use designation. The Property is adjacent to an existing Walgreens store and the proposed self-storage will be a new construction development which will be aesthetically pleasing.

The Property is located within the Alexander Plat as recorded in Plat Book 164, Page 28 of the Public Records of Broward County ("Plat"). Petitioner seeks to replace some of the office square footage permitted under the current restrictive note with self-storage uses to allow for the Project on the Property. Specifically, Petitioner is requesting amendment to the restrictive note on the Plat as follows:

From:

This plat is restricted to 15,000 square feet of commercial use and 20,000 square feet of office use, excluding banks. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

This plat is restricted to 14,740 square feet of existing commercial use and 132,000 square feet of self-storage use. Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Petitioner respectfully requests that the City and County approve this delegation request application to amend the note on the face of the Plat as described above. Please contact Hope Calhoun, Esq. or Christina Bilenki, Esq. at (561)405-3300 should you have any questions or need additional information to process this request.

Sincerely,

Christina Bilenki, Esq.

Dunay, Miskel & Backman, LLP