



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Change of Occupancy

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

Submission Date (official use):

04-23-15 P05:11 00

Project Name Planet Fitness		DRC # 05-15-03
Address 5438 W Sample Road #5466-5474, Margate, FL 33073		
Acreage 26.894	Folio Number 4842 19 24 0010	Paid: \$500.00
Existing Use Retail		
Legal Description See attached Legal Description		

Describe proposal/request in detail Change to assembly use for 18,847 square feet for a proposed gym/workout facility

Agent/Contact Name Michael Troxell / Thomas Engineering Group, LLC	
Address 1000 Corporate Drive Suite 250, Fort Lauderdale, FL 33334	
Phone Number 954-202-7000	Fax Number 954-202-7070
Email Address mtroxell@thomaseg.com	

Property Owner Name LSREF3 PEPPERTREE LLC c/o Woolbright Development Inc. (Authorized Agent)	
Address 2711 N HASKELL AVE STE 1700 DALLAS TX 75204-2911	
Phone Number	Fax Number
Email Address	

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

Date

4-27-2015

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: CONEILL 4/29/15 00 Receipt no: 106273

Type	SvcCd	Description	Amount
EJ		ECDV CHANGE OF OCCUP. USE	
	Qty		1.00
			\$500.00

WOOLBRIGHT DEVELOPMENT INC.
2240 N.W. 19TH STREET
SUITE 801
BOCA RATON, FL 33431
954-202-7000
RE: CHANGE OF OCCUPANCY
5438 W SAMPLE ROAD
PLANET FITNESS
PEPPERTREE PLAZA

Tender detail
CK Ref#: 27865 \$500.00
Total tendered: \$500.00
Total payment: \$500.00

Trans date: 4/29/15 Time: 14:58:46

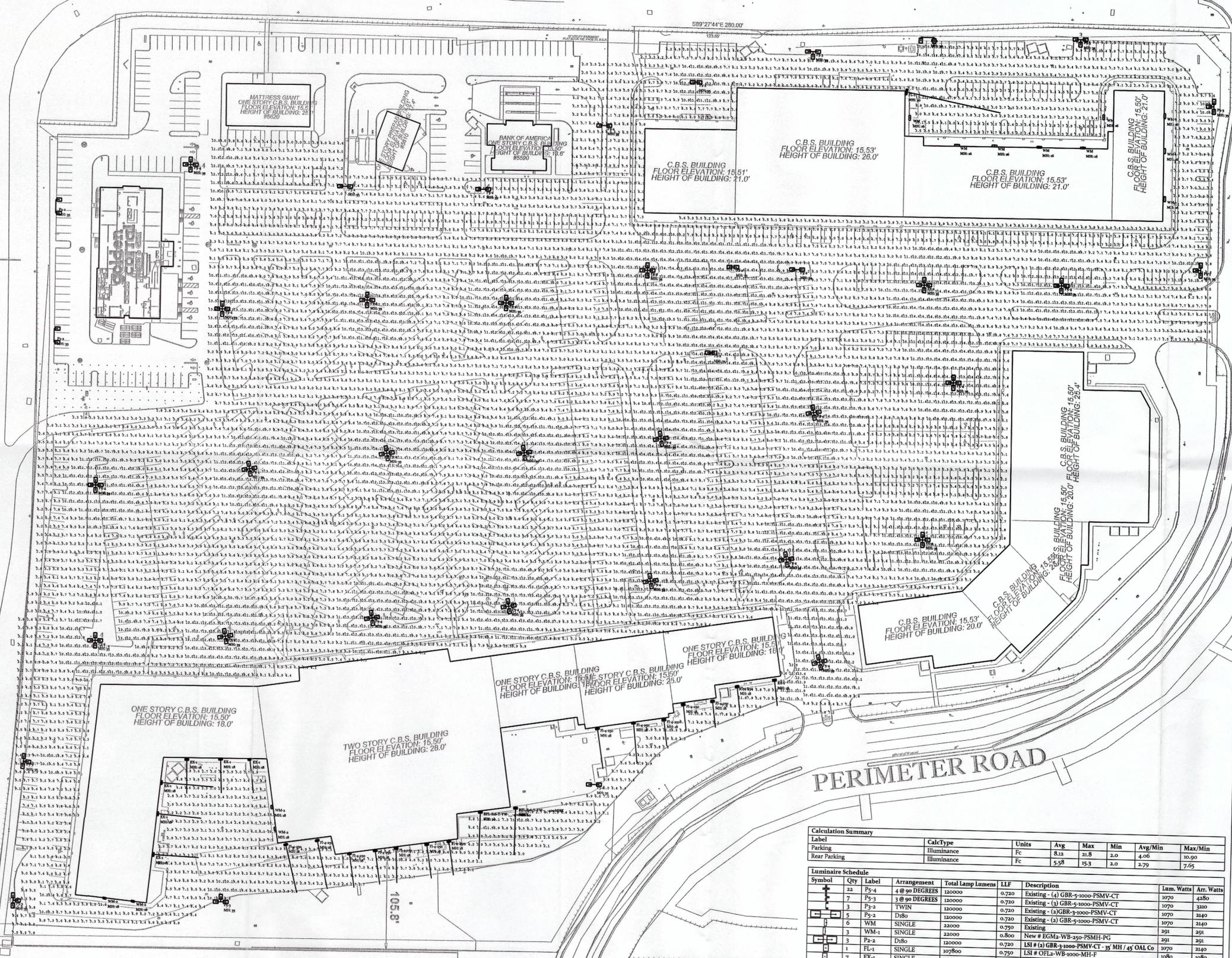
HAVE A GREAT DAY!

Legal Description

ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

STATE ROAD NO. 834 (SAMPLE ROAD)

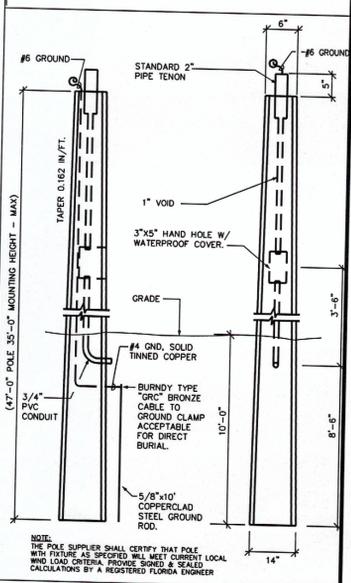
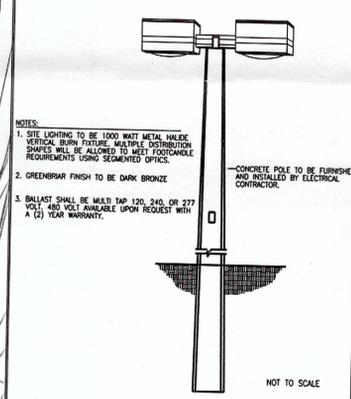
STATE ROAD NO. 7
(U.S. HIGHWAY NO. 441)



SITE PLAN
SCALE: 1" = 60'-0"

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	luminaire	Fc	8.14	21.8	2.0	4.06	10.90
Rear Parking	luminaire	Fc	5.58	15.3	2.0	2.79	7.65

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	Arr. Watts
2a	7	P5-2	4 @ 90 DEGREES	120000	0.720	Existing - (A) GBR-5-1000-PSMV-CT	1070	4380
7	3	P5-2	3 @ 90 DEGREES	120000	0.720	Existing - (C) GBR-3-1000-PSMV-CT	1070	2140
3	2	P5-2	TWIN	120000	0.720	Existing - (A) GBR-3-1000-PSMV-CT	1070	2140
2	2	P5-2	DIB	120000	0.720	Existing - (A) GBR-5-1000-PSMV-CT	1070	2140
6	3	WM-1	SINGLE	22000	0.750	Existing	391	291
3	3	WM-1	SINGLE	22000	0.750	Existing	391	291
3	3	P2-2	DIB	120000	0.800	New # EGM2-WB-250-PSMH-PG	291	291
1	1	FL-1	SINGLE	107800	0.750	LSI # OLA-WB-1000-MH-F	1070	2140
7	1	EX-1	SINGLE	22000	0.750	Existing 250 Watt MH Flood - 20' MH	1080	1080
4	4	WM-2	SINGLE	22000	0.750	Existing Wall Pack - 250 Watt MH	454	454
2	2	BFL-56-T	SINGLE	36000	1.000	BFL-56-T-VW-400MHX	391	291
13	13	FL-4-250	SINGLE	22000	0.800	Beta # BFL-S16-T-VW-250MHX	455	455



POLE DETAIL
NOT TO SCALE

- NOTES:
1. SITE LIGHTING TO BE 1000 WATT METAL HALIDE. SHAPER WILL BE ALLOWED TO USE FLOORCAUSING. RECYCLED FINISH TO BE DARK BRONZE.
 2. GROUNDWIRE FINISH TO BE DARK BRONZE.
 3. BALLAST SHALL BE MOUNTED 120, 240, OR 277 VOLT AND BE AVAILABLE UPON REQUEST WITH A (2) YEAR WARRANTY.

LUCKS ENGINEERING INC.
CONSULTING ENGINEERS
E. PALM BEACH, FL 33480
TEL: (561) 938-1881 FLA. REG. #0003606

4500 NE 18th Ave. #2 400, Lauderdale, FL 33304
E. PALM BEACH, FL 33480
TEL: (561) 938-1881 FLA. REG. #0003606

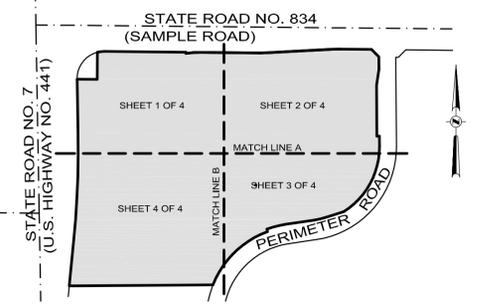
4/12/15

PEPPERTREE PLAZA
SAMPLE ROAD & 441

REVISIONS	DATE	SCALE	CHECK	DRAWN	JOB NO.
					1559

SHEET NO.
SITE PLAN

- LEGEND**
-  CONCRETE
 -  ASPHALT PAVEMENT
 -  OVERHEAD WIRES
 -  UNDERGROUND GAS LINE
 -  NON-VEHICULAR ACCESS LINE
 -  CENTERLINE
 -  R RADIUS
 -  CA CENTRAL ANGLE
 -  L ARC LENGTH
 -  FPL FLORIDA POWER & LIGHT
 -  O.R.B. OFFICIAL RECORDS BOOK
 -  TP TRAVERSE POINT FOR FIELD INFORMATION ONLY



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:**
- 1) THIS SITE CONTAINS 1,331,461 SQUARE FEET (30.5661 ACRES).
 - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 2731, ELEVATION: 13.410'
 - 3) FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 14 FEET & NONE; PANEL #120047 0165H; MAP DATE: 08/18/14.
 - 4) THIS SITE LIES IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 19-48-42 BEING S89°27'44"E AS SHOWN ON THE PLAT OF "PEPPERTREE PLAZA", PLAT BOOK 132, PAGE 23, BROWARD COUNTY RECORDS.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
 - 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- STATE OF FLORIDA

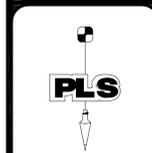
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SHEET 1 OF 4

NO.	REVISIONS	BY

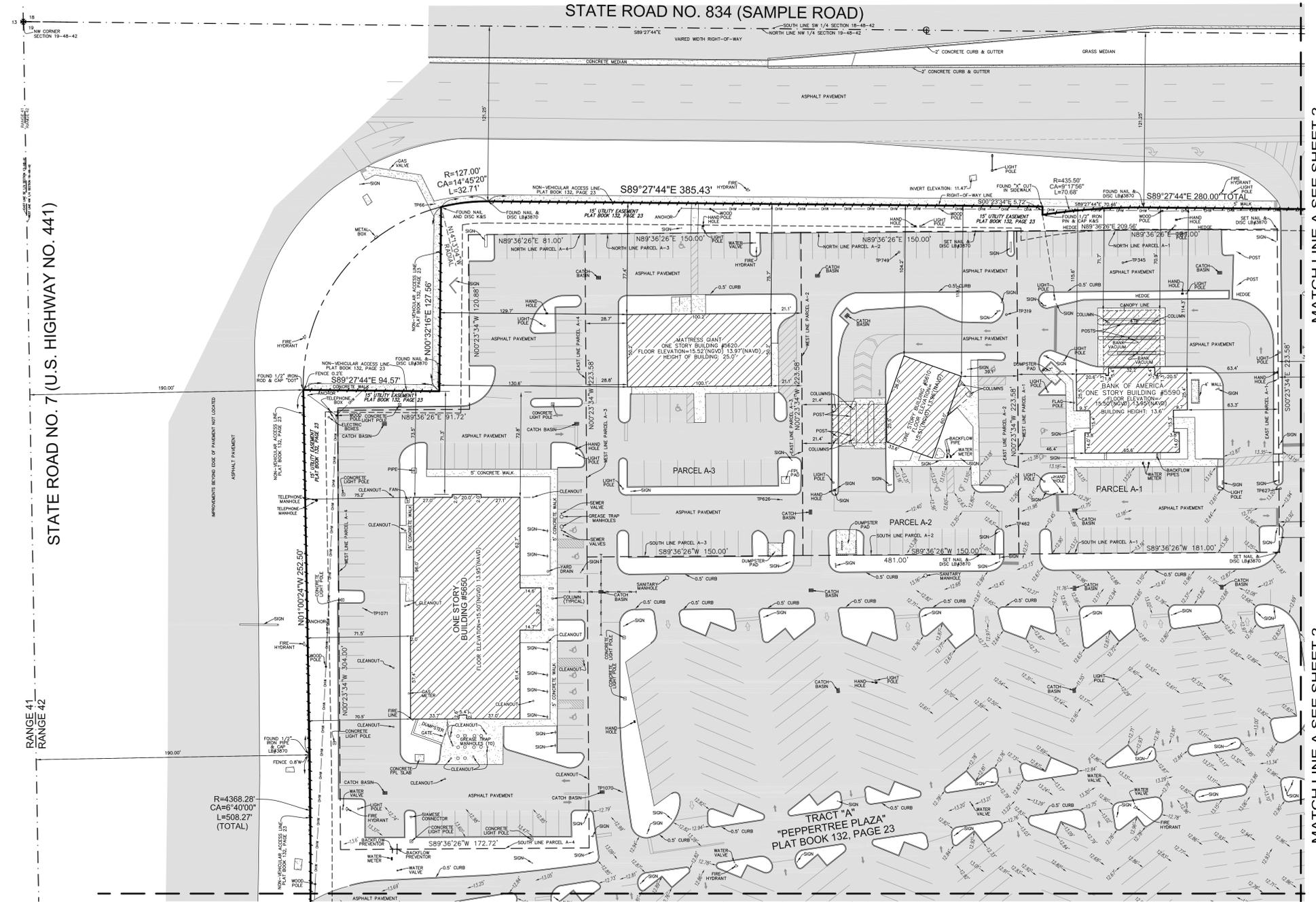
PEPPERTREE PLAZA
SAMPLE ROAD AND STATE ROAD NO. 7
MARGATE, BROWARD COUNTY
FLORIDA 33073

BOUNDARY SURVEY



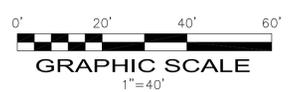
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E. SCALE: 1" = 40' FILE: THOMAS ENGINEERING GROUP
CHECKED BY: J.F.P. SURVEY DATE: 02/10/15 ORDER NO.: 58566

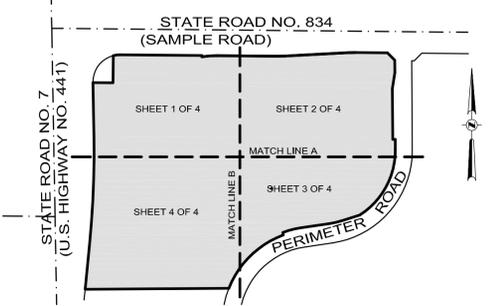
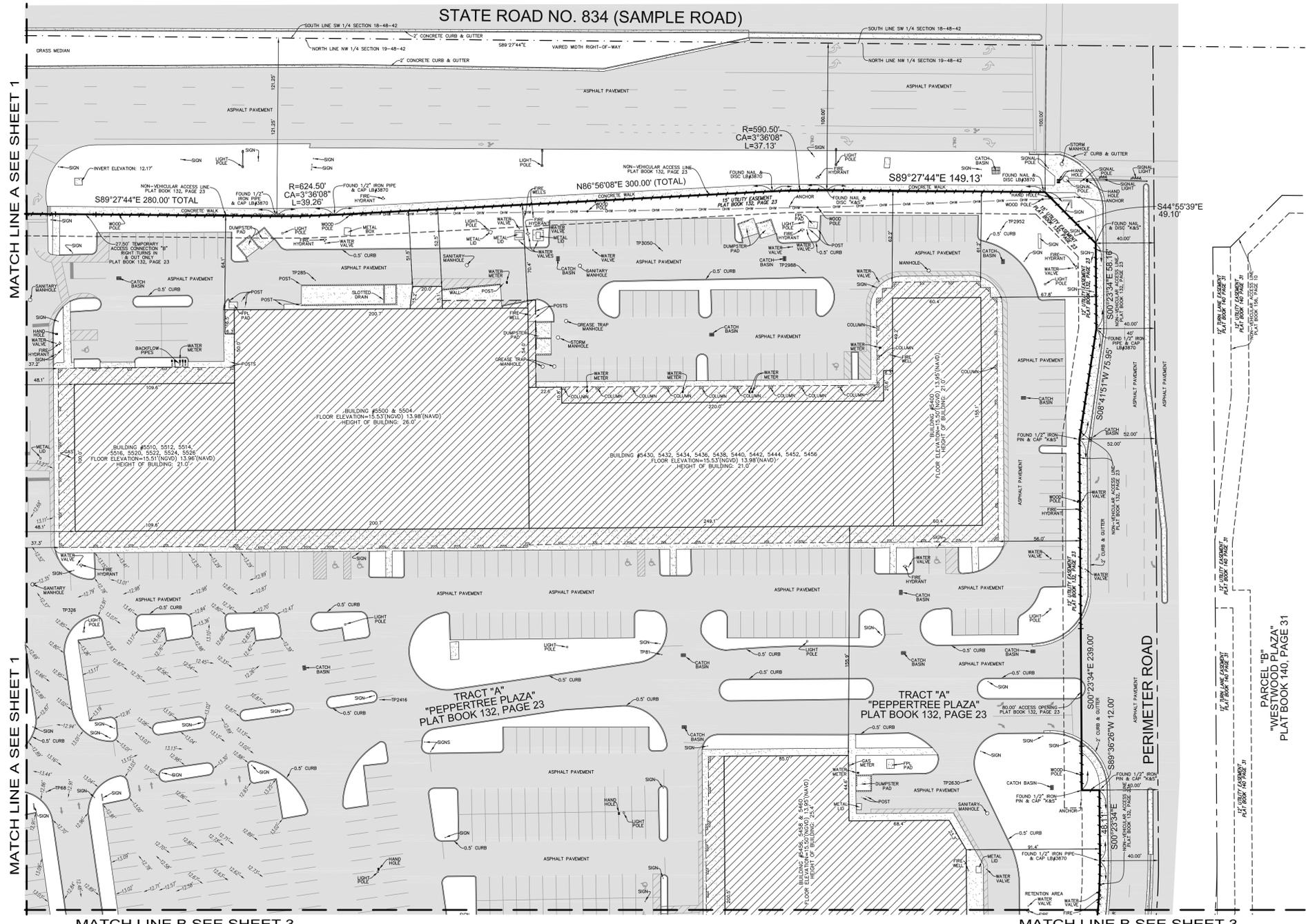


MATCH LINE B SEE SHEET 4

MATCH LINE B SEE SHEET 4



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- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - OVERHEAD WIRES
 - UNDERGROUND GAS LINE
 - NON-VEHICULAR ACCESS LINE
 - CENTERLINE
 - R RADIUS
 - CA CENTRAL ANGLE
 - L ARC LENGTH
 - FPL FLORIDA POWER & LIGHT
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SHEET 2 OF 4

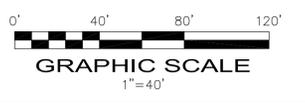
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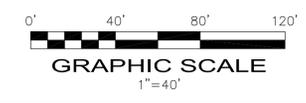
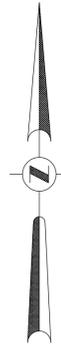
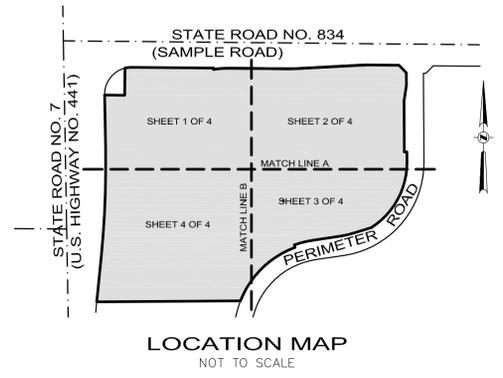


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LEGEND

-  CONCRETE
-  ASPHALT PAVEMENT
-  OVERHEAD WIRES
-  UNDERGROUND GAS LINE
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SHEET 3 OF 4

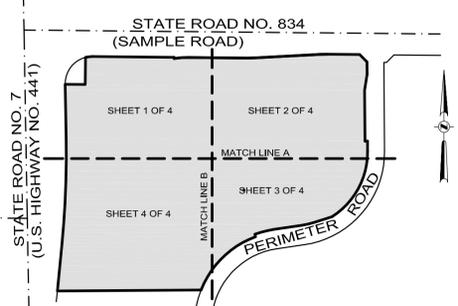
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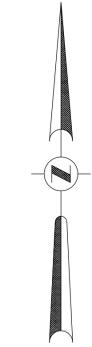
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CHECKED BY: J.F.P.	SURVEY DATE: 02/10/15	ORDER NO.: 58566



LOCATION MAP
NOT TO SCALE

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	OVERHEAD WIRES
	UNDERGROUND GAS LINE
	NON-VEHICULAR ACCESS LINE
	CENTERLINE
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	FPL FLORIDA POWER & LIGHT
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STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441)

RANGE 41
RANGE 42

EAST LINE NE 1/4 SECTION 24-48-41
WEST LINE NW 1/4 SECTION 19-48-42

SE CORNER SECTION 13-48-41
NE CORNER SECTION 24-48-41

13
24

SHEET 4 OF 4

PEPPERTREE PLAZA
SAMPLE ROAD AND STATE ROAD NO. 7
MARGATE, BROWARD COUNTY
FLORIDA 33073

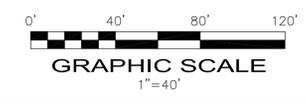
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PLS

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