



STAFF REPORT
DEVELOPMENT SERVICES DEPARTMENT

Project Name: FirstGate Commerce Center
Applicant: FR5355 Northwest 24th Street, LLC
Project Location: 5301 Copans Road
Application Type: Plat Note Amendment

I. RECOMMENDATION:

APPROVE

II. EXECUTIVE SUMMARY:

Applicant would like to subdivide Tract A of the Sherman Plan (144-26) into Parcels A and B, and add 135,000 square feet of industrial use to Parcel B in order to accommodate a new industrial development. A plat note amendment requires City Commission approval before proceeding to Broward County for review and recordation.

Staff recommends approval of this application as it conforms to the Code of the City of Margate and the Comprehensive Plan.

The Planning and Zoning Board recommended a conditional approval of this application on September 7, 2021. The recommended conditions were:

- A. Applicant to make necessary improvements to site and adjacent roadways to restrict truck traffic on Banks Road north of the subject property; and
- B. Applicant to provide enhanced landscaped buffer along the western half of the north property line.

III. ANALYSIS:

This portion of the staff report consists of four subsections and provides a detailed analysis of the application and subject property. The four subsections of Part III. Analysis consist of Sub-Parts A. Description, B. Compliance, C. Consistency, and D. Compatibility. Description is a statement of facts describing both the application and the subject property. Compliance provides analysis for how well the application complies with the Code of the City of Margate. Consistency provides an analysis for whether the application is consistent with the Comprehensive Plan of the City of Margate. Compatibility provides an analysis for how well the proposed use will exist in harmony within the particular area of the City identified in the application.

A. Description.

The subject property is located at 5301 Copans Road. The subject property is within the M-1 Light Industrial zoning designation, and has a land use designation of Activity Center (“AC”). However, at the time this application was filed with the City, the most recent comprehensive plan amendment (Margate 2.0) had not been recertified by the Broward County Planning Council. At the time the application was filed, the land use designation for the subject property was identified as Transit Oriented Corridor

(“TOC”). The subject property is located within the Margate Community Redevelopment Agency (“CRA”) boundary. The Margate Zoning Map, Land Use Map, and Margate CRA Boundary map have been attached to this Staff Report as **Exhibits 1, 2, and 3.**

The subject property acquired its current zoning designation via Ordinance RZ-4-95 on December 20, 1995, which rezoned the subject property from M-1A Industrial Park to M-1 Light Industrial. Prior to the most recent rezoning, Ordinance 1500.263 rezoned the subject property from M-1 Light Industrial to M-1A Industrial Park on September 19, 1984. These two ordinances reveal that the subject property has had an industrial zoning designation for the past 37 consecutive years. Ordinance RZ-4-95 and 1500.263 have been attached as **Exhibit 4.**

The subject property is part of Tract A of the Sherman Plat, as recorded in Plat Book 144, Page 26 of the public records of Broward County Florida on June 29, 1990. A copy of the Sherman Plat has been attached as **Exhibit 5.** The original plat note depicted on the Sherman Plat consisted of the following restriction:

“THIS PLAT IS RESTRICTED TO INDUSTRIAL USE ONLY. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.”

The Sherman Plat note was amended on August 2, 1996 to remove the verbiage, “THIS PLAT IS RESTRICTED TO INDUSTRIAL USE ONLY.” The new plat note read, “THIS PLAT IS RESTRICTED TO 71,705 S.F. OF AUTOMOBILE DEALERSHIP USE.”

The Sherman Plat note was amended again on December 17, 1996 to read as follows:

“THIS PLAT IS RESTRICTED TO 71,705 S.F. OF AUTOMOBILE DEALERSHIP USE AND A FIRE STATION. THE FIRE STATION MAY NOT EXCEED 56,753 SQUARE FEET. THIS PLAT WAS APPROVED FOR DEVELOPMENT UNDER THE DE MINIMIS EXCEPTION OF CHAPTER 5, ARTICLE IX, OF THE BROWARD COUNTY CODE OF ORDINANCES. SUCH APPROVAL REQUIRES THAT A BUILDING PERMIT FOR A PRINCIPAL BUILDING BE ISSUED EITHER ON OR BEFORE THE 17TH DAY OF DECEMBER 1999, WHICH IS THREE (3) YEARS FROM THE DATE OF APPROVAL OF THIS REQUEST BY THE BOARD OF COUNTY COMMISSIONERS. IF SAID BUILDING PERMIT IS NOT ISSUED BY THIS DATE, THE COUNTY’S FINDINGS OF ADEQUACY OF THE REGIONAL ROAD NETWORK SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS MAY BE ISSUED. THIS DEMINIMIS BUILDING PERMIT REQUIREMENT PERTAINS ONLY TO THE FIRE STATION AND IN NO WAY AFFECTS THE 71,705 SQUARE FEET OF AUTOMOBILE DEALERSHIP USE.”

These prior plat note amendments have been attached as **Exhibit 6.**

Applicant now proposes to subdivide Tract A of the Sherman Plat into Parcels A and B, with the subject property being Parcel B, and all other remaining area of Tract A being Parcel A, and restrict Parcel B to

135,000 of industrial use. Sketch exhibits to clarify the location and boundary of proposed Parcel A and B, as well as applicant's narrative for the plat note amendment are attached as **Exhibit 7**.

The subject property is bounded to the south by Copans Road, bounded to the east by Banks Road, bounded to the north by NW 24th Street, and bounded to the west by a car dealership with an M-1 Light Industrial zoning designation. To the south, across Copans Road, is a car dealership with an M-1 Light Industrial zoning designation. To the east, across Banks Road is an office complex with an M-1A Industrial Park zoning designation. To the north, across NW 24th Street are an auto storage facility, an auto body collision center, and Margate Fire Station #3, all with a zoning designation of M-1 Light Industrial. The Broward County Trafficways Plan identifies Copans Road and Banks Road as arterial roadways and identifies NW 24th Street as a local road.

The subject property is largely unimproved land, with the exception of a small paved parking area located in the southwest corner of the subject property that used to be part of the adjacent car dealership.

Applicant has filed applications for subdivision resurvey, site plan, underground wiring waiver, and this plat note amendment.

B. Compliance.

Section 31-41 of the Code of the City of Margate ("CCM") provides a definition of "development permit" which includes plat note amendments. This application is subject to the concurrency review requirements of Article IV Concurrency Management System, of Chapter 31 CCM.

Procedurally, a plat note amendment application is reviewed by staff via the Development Review Committee ("DRC"). The DRC met to review this application on February 23, 2021, June 13, 2021, and August 10, 2021. Staff has reviewed this application under the direction of Chapter 31 of the Code of the City of Margate, and has found the application is in compliance with those requirements.

After the staff review at DRC, the application is forwarded to the Planning and Zoning Board ("PZB"). The PZB recommended a conditional approval of this plat note amendment on September 7, 2021. The conditions of approval were as follows:

1. Applicant to make necessary improvements to site and adjacent roadways to restrict truck traffic on Banks Road north of the subject property; and
2. Applicant to provide enhanced landscaped buffer along the western half of the north property line.

Following the review by the Planning and Zoning Board, the plat note amendment application is forwarded to the City Commission for review and approval. If the application is approved by the City Commission, a copy of the resolution approving the item is provided to Broward County for their review of the application.

C. Consistency.

This application was filed prior to recertification of the City’s most recent comprehensive plan amendment, identified as Margate 2.0 (April 22, 2021). As such, staff reviewed the application under the certified comprehensive plan in effect at the time the application was filed.

Staff finds the application is consistent with the following policies of Element I Future Land Use, of the Margate Comprehensive Plan:

Policy 1.2, Policy 1.8, Policy 5.2 and Policy 13.2. Copies of these policies have been attached to this Staff Report as **Exhibit 8**.

Policy 1.2 describes the permitted uses of each land use designation. At the time this application was filed, the land use designation of the subject property was Transit Oriented Corridor (TOC). This land use designation permits all uses described in the other land use designation. As such, the TOC land use permits industrial uses, under Policy 1.2 of Element I Future Land Use. The proposed development was depicted as a 131,680 square foot warehouse featuring on the west elevation a sunken loading area with 37 loading zones designed to accommodate tractor trailers, and two additional roll up doors with loading ramps, in a site plan application that was filed concurrently with this application for a subdivision resurvey. As an industrial use, this application is consistent with Policy 1.2.

Policy 1.8 requires facilities and services to be available concurrent with the impacts of development. Concurrency review was performed through the DRC, and staff did not find deficiencies.

Policy 4.8 provides that industrial land uses should be buffered from residential areas by canals and lakes, setbacks, landscaping, and architectural design. The nearest residential area lies north of the subject property. The residential developments are identified as Coral Gate Condominiums and Coral Gate Subdivision. The subject property is located approximately 785 feet from the nearest part of Coral Gate Condominium common area, and approximately 867 feet from the nearest property line of the nearest single family home of the Coral Gate Subdivision. There are currently a canal and lake separating the residential zoning districts from industrially zoned properties to the south, which is consistent with Policy 4.8. Further, the site plan application filed concurrently with the plat note amendment application, demonstrates that Applicant’s proposed development will comply with minimum required setbacks and landscaping. The architectural design of the building lends itself to screening the loading area from views to the north, where residential development exists. The north and south facades of the building extend west beyond the doors of the loading bay located on the west facade, thereby visually screening the loading activity. Applicant’s site plan has been attached to this Staff Report as **Exhibit 9**. An aerial photo showing proximity of the subject property to residential areas has been included with this Staff Report as **Exhibit 10**.

Policy 5.2 requires 10 findings to be made prior to the issuance of a development permit, listed as a – j in the policy. Through the DRC review, staff found no issues and found the application in compliance with Policy 5.2.

Policy 13.2 describes the maximum amount of development permitted within the entire TOC land use category, including specifically providing for square footage by use category. This application is requesting 135,000 square feet of industrial use, and at the time the request was submitted, the City of

Margate had 444,659 square feet of new industrial square feet available to allocate. This request is consistent with Policy 13.2.

D. Compatibility.

The subject property, and surrounding properties, have maintained an industrial zoning designation for at least the past 37 years. All abutting and adjacent properties have an industrial zoning designation. The subject property is located within an established industrial area of the City. Applicant's proposal is consistent with the compatibility requirements of industrial land uses described in Policy 4.8 of Element I Future Land Use, Margate Comprehensive Plan, explained above. Staff finds the proposed subdivision and development is compatible.

IV. RATIONALE:

A. Reasons for approval:

Staff has found the application conforms to the Code of the City of Margate and the Margate Comprehensive Plan. The Planning and Zoning Board recommended approval of this application.

B. Reasons for denial:

During the Planning and Zoning Board meeting held on September 7, 2021, several member of the public spoke out against this application. Comments were generally focused on concerns over the impacts of an industrial development on the subject property (such as truck traffic), the proximity of the subject property to residential property, and the proximity of the subject property to Liberty Elementary School.

C. Mitigating factors:

The subject property is located within an area that has been industrial for at least the past 37 years. The proposal is consistent with the M-1 Light Industrial zoning district.

As noted above, members of the public were concerned with the proximity of the proposed development to Liberty Elementary School. It is important to note, Liberty Elementary School has a land use designation of Industrial. Policy 1.2 permits community facilities within the Industrial land use category provided that those community facility uses do not preclude or adversely affect the future use of surrounding areas for industry. If there is a compatibility issue between the elementary school and proposed industrial development, it would appear that the Comprehensive Plan would favor industrial development in that instance because it is located on industrial land.

Further, during discussion of Applicant's plat note amendment application at the September 7, 2021 PZB meeting, a member of the public recommended restricting truck traffic on Banks Road north of the subject property, which the PZB adopted as a condition. The recommendation was proffered by members of the public, accepted by Applicant, and recommended by the PZB. This recommended condition appeared to address the concerns brought by members of the public during the meeting.

 9/30/2021

Andrew Pinney, AICP
Senior Planner
Development Services Department

STAFF REPORT EXHIBITS

Exhibit 1: City of Margate Zoning Map

Exhibit 2: Margate Future Land Use Map (prior to adoption of Margate 2.0)

Exhibit 3: Margate Community Redevelopment Agency Map

Exhibit 4: Ordinances RZ-4-95 and 1500.263

Exhibit 5: Sherman Plat

Exhibit 6: Previously Approved Plat Note Amendments

Exhibit 7: Requested Plat Note Narrative and Exhibits

Exhibit 8: Comprehensive Plan Policies Referenced By Staff

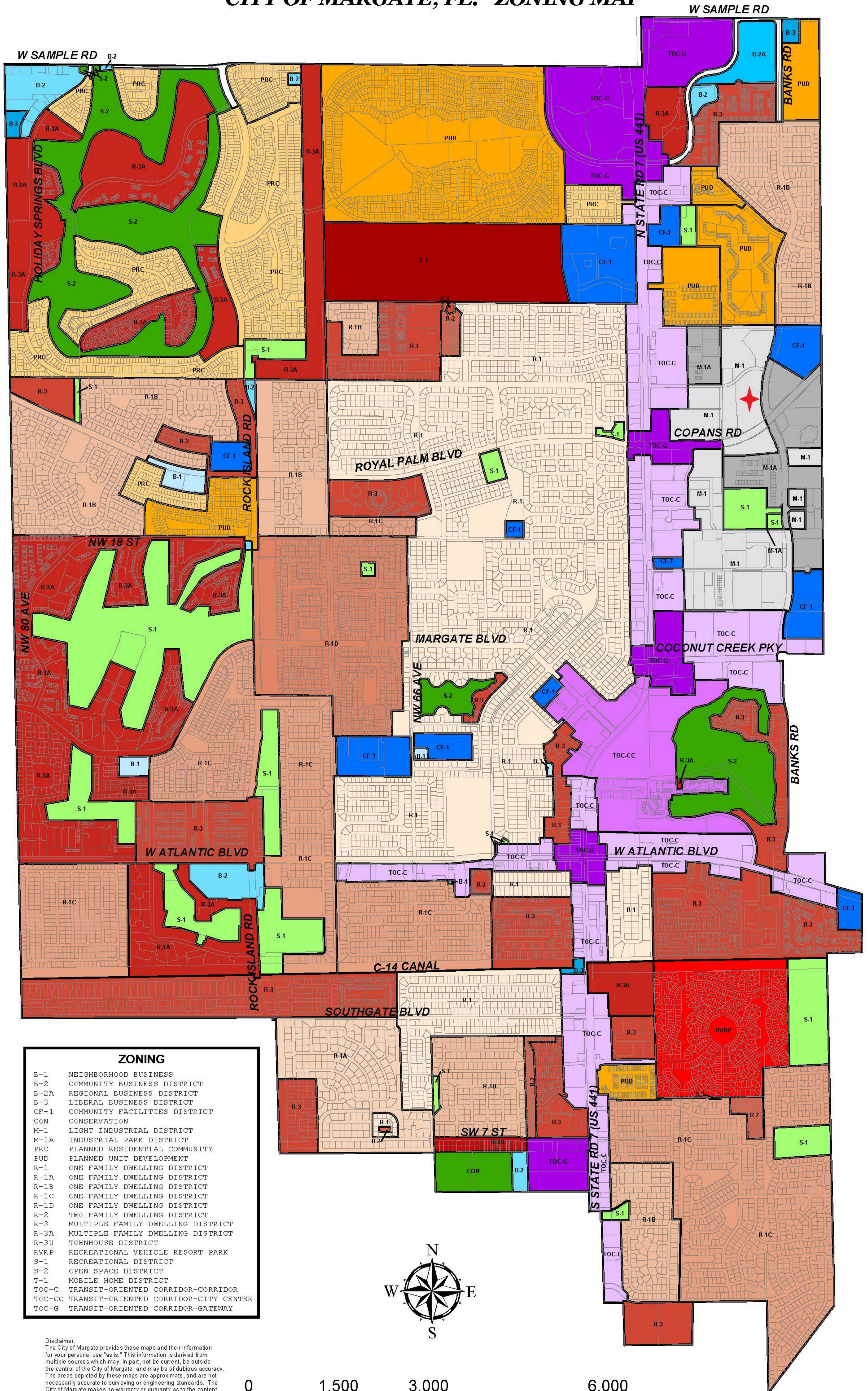
Exhibit 9: Applicant's Site Plan

Exhibit 10: Aerial Photo

Exhibit 1

City of Margate Zoning Map

CITY OF MARGATE, FL: ZONING MAP



ZONING

B-1	NEIGHBORHOOD BUSINESS
B-2	COMMUNITY BUSINESS DISTRICT
B-2A	REGIONAL BUSINESS DISTRICT
B-3	LIBERAL BUSINESS DISTRICT
CF-1	COMMUNITY FACILITIES DISTRICT
CON	CONSERVATION
M-1	LIGHT INDUSTRIAL DISTRICT
M-1A	INDUSTRIAL PARK DISTRICT
PRC	PLANNED RESIDENTIAL COMMUNITY
PUD	PLANNED UNIT DEVELOPMENT
R-1	ONE FAMILY DWELLING DISTRICT
R-1A	ONE FAMILY DWELLING DISTRICT
R-1B	ONE FAMILY DWELLING DISTRICT
R-1C	ONE FAMILY DWELLING DISTRICT
R-1D	ONE FAMILY DWELLING DISTRICT
R-2	TWO FAMILY DWELLING DISTRICT
R-3	MULTIPLE FAMILY DWELLING DISTRICT
R-3A	MULTIPLE FAMILY DWELLING DISTRICT
R-3U	TOWNHOUSE DISTRICT
RVRP	RECREATIONAL VEHICLE RESORT PARK
S-1	RECREATIONAL DISTRICT
S-2	OPEN SPACE DISTRICT
T-1	MOBILE HOME DISTRICT
TOC-C	TRANSIT-ORIENTED CORRIDOR-CORRIDOR
TOC-CC	TRANSIT-ORIENTED CORRIDOR-CITY CENTER
TOC-G	TRANSIT-ORIENTED CORRIDOR-GATEWAY

Disclaimer:
 The City of Margate provides these maps and their information for your personal use "as is." This information is derived from multiple sources which may, in part, not be current, be outside the control of the City of Margate, and may be of dubious accuracy. The areas depicted by these maps are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Margate makes no warranty or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Please notify the GIS staff of any discrepancies by contacting the Department of Environmental and Engineering Services at (954) 972-0828.

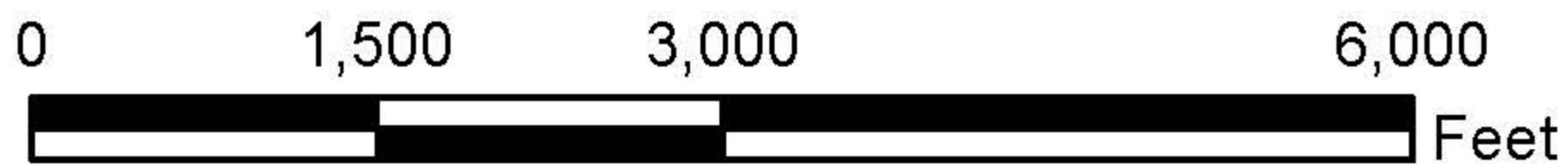
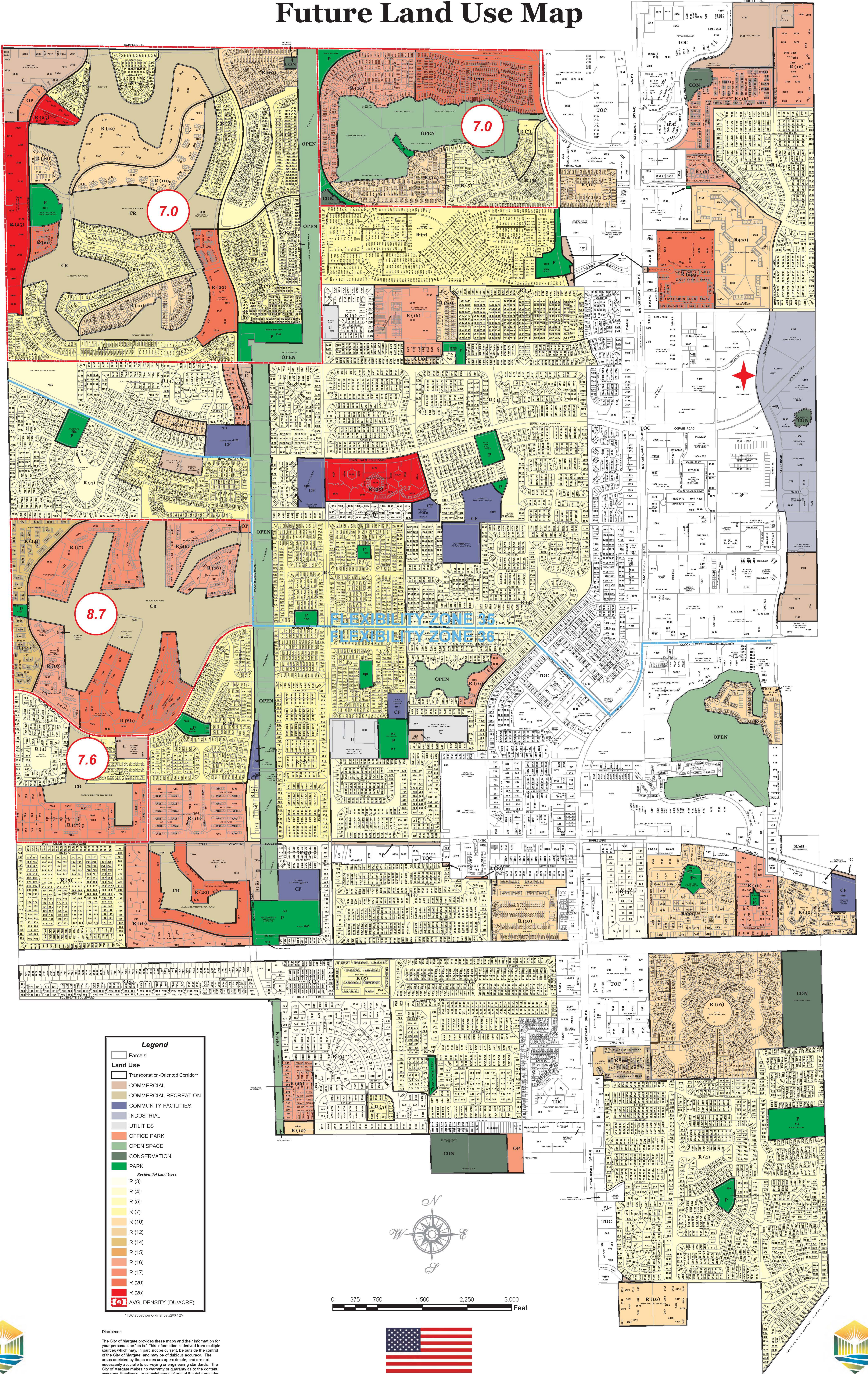


Exhibit 2

Margate Future Land Use Map
(prior to adoption of Margate 2.0)

City of Margate, Florida Future Land Use Map



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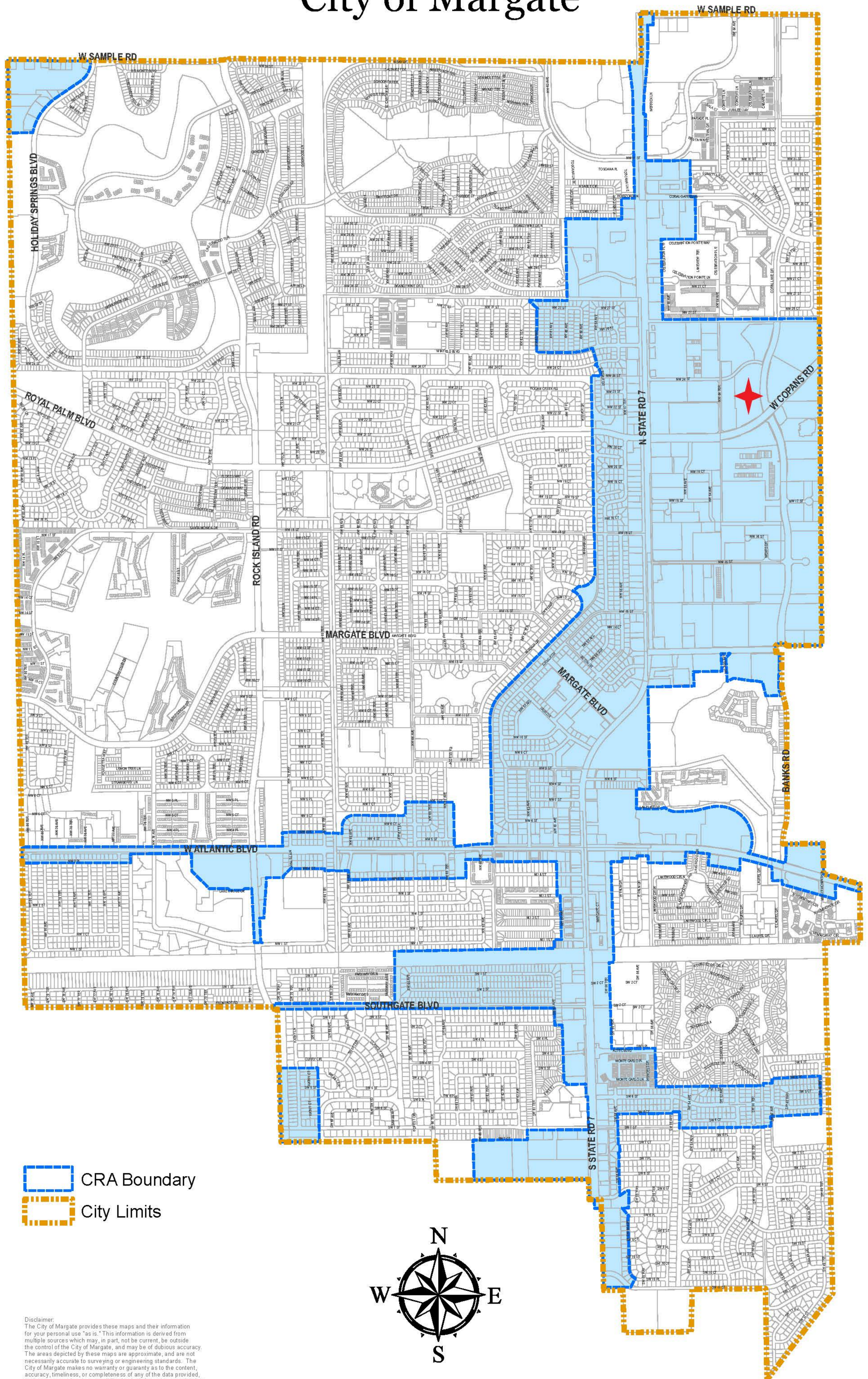
0 375 750 1,500 2,250 3,000 Feet



Exhibit 3

Margate Community Redevelopment Agency Map

City of Margate



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8/19/2021

M:\ArcMap Projects\CRA\CRA_boundaries.mxd

Exhibit 4

Ordinances RZ-4-95 and 1500.263

1 CITY OF MARGATE, FLORIDA

2 ORDINANCE NO. RZ-4-95

3 AN ORDINANCE AMENDING SECTION 4.2 OF APPENDIX
4 A OF THE MARGATE CITY CODE; AMENDING THE
5 OFFICIAL ZONING MAP PROVIDED THEREIN;
6 PROVIDING FOR THE FOLLOWING REAL PROPERTY TO
7 BE REZONED FROM M-1A (INDUSTRIAL PARK) TO M-1
8 (LIGHT INDUSTRIAL), APPROXIMATELY 14.98
9 ACRES, LOCATED AT THE NORTHWEST CORNER OF
COPANS ROAD AND BANKS ROAD, A PORTION OF
TRACT "A", SHERMAN PLAT (144-26); PROVIDING
FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.

10
11 WHEREAS, a public hearing has been held by the
12 Planning and Zoning Board pursuant to the Code of the City
of Margate;

13 NOW, THEREFORE, BE IT ORDAINED BY THE CITY
14 COMMISSION OF THE CITY OF MARGATE, FLORIDA:

15 SECTION 1: Section 4.2 of Appendix A of the City
16 Code of the City of Margate and the official map provided
therein is hereby amended to conform to the following:

17 The zoning Classification of the real property
18 described on the addendum attached hereto and designated
19 Schedule "A" all in the City of Margate, Broward County,
20 Florida, is hereby changed in accordance with the schedule
shown on the addendum.

21 SECTION 2: All ordinances or parts of ordinances
22 in conflict herewith be and the same are hereby repealed to
the extent of such conflict.

23 SECTION 3: This ordinance shall become effective
24 immediately upon adoption at its second reading.

25 PASSED ON FIRST READING THIS 6TH day of DECEMBER, 1995.

26 PASSED ON SECOND READING THIS 20TH day of DECEMBER, 1995.

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ORDINANCE NO: RZ-4-95

ATTEST:


CITY CLERK


MAYOR ARTHUR J. BROSS

RECORD OF VOTE - 1ST READING

RECORD OF VOTE - 2ND READING

Donovan AYE
Varsallone AYE
Anton AYE
Talerico AYE
Bross AYE

Donovan AYE
Varsallone AYE
Anton AYE
Talerico AYE
Bross AYE

A PORTION OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A";

THENCE ON A PLAT BEARING OF S 00°23'06"E. ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 661.20 FEET;

THENCE N.89°36'16"E., A DISTANCE OF 25.00 FEET;

THENCE S 00°23'06"E. ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 296.94 FEET TO POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.00°23'53"E. SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45°05'36" AND A RADIUS OF 325.00 FEET FOR AN ARC DISTANCE OF 255.78 FEET TO A POINT OF TANGENCY;

THENCE N.45°34'36"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 146.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 59°01'44" AND A RADIUS OF 325.00 FEET FOR AN ARC DISTANCE OF 334.83 FEET TO A POINT OF TANGENCY;

THENCE S.75°23'41"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", SAID POINT ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.75°23'41"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°31'50" AND A RADIUS OF 1497.63 FEET FOR AN ARC DISTANCE 40.00 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE S.76°55'30"E. ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING BEARING OF N.76°55'30"W.

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF $10^{\circ}33'12''$ AND RADIUS OF 1485.63 FEET FOR AN ARC DISTANCE OF 273.64 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE $S\ 04^{\circ}08'34''W.$, A DISTANCE OF 200.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF $S\ 84^{\circ}53'10''W.$;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF $11^{\circ}36'51''$ AND A RADIUS OF 1504.63 FEET FOR AN ARC DISTANCE OF 305.00 FEET;

THENCE $S\ 16^{\circ}02'50''W.$, A DISTANCE OF 37.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF $S\ 41^{\circ}10'38''E.$, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID TRACT "A";

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF $4^{\circ}03'25''$ AND A RADIUS OF 1372.00 FEET FOR AN ARC DISTANCE OF 97.15 FEET TO A POINT OF A NON-TANGENT LINE;

THENCE $S\ 61^{\circ}50'58''W.$, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF $S\ 32^{\circ}57'19''E.$;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF $9^{\circ}08'31''$ AND A RADIUS OF 1360.00 FEET FOR AN ARC DISTANCE OF 217.00 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE $S\ 23^{\circ}48'49''E.$ ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF $S\ 23^{\circ}48'49''E.$;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF $2^{\circ}31'16''$ AND A RADIUS OF 1372.00 FEET FOR AN ARC DISTANCE OF 60.37 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE $S\ 77^{\circ}40'39''W.$ A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF $S\ 17^{\circ}07'38''E.$

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF $10^{\circ}47'54''$ AND A RADIUS OF 1360.00 FEET FOR AN ARC DISTANCE OF 256.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N. 41°57'18"E., A DISTANCE OF 29.38 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", "MULLINAX FORD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE 49 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N. 00°23'06"W. ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 455.70 FEET;

THENCE N. 45°24'21"W. A DISTANCE OF 35.37 FEET,

THENCE N. 89°34'24"E. A DISTANCE OF 75.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A".

THENCE N. 00°23'06"W ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 393.91 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE WITHIN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 14.98 ACRES (652,519 SQUARE FEET), MORE OR LESS.



1372 North University Drive
Plantation, Florida 33322

Tel. (954) 370-1880
Fax (954) 370-1883

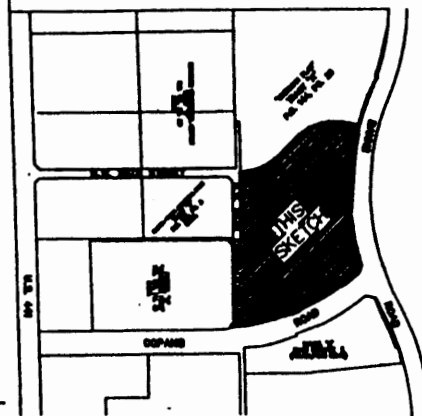
SKETCH OF DESCRIPTION PROPOSED REZONING TO M-1

NOTES:

1. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON S.00°23'08"E. ALONG THE WEST LINE OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. EASEMENTS, NON-ACCESS LINES AND ACCESS OPENINGS OF RECORD NOT SHOWN HEREON REFER TO THE "SHERMAN PLAT", RECORDED IN PLAT BOOK 144, PAGE 28 AND THE PUBLIC RECORDS OF BROWARD COUNTY FOR EASEMENTS OF RECORD.

LEGEND:

- D.....DEGREE
- A.....ARC LENGTH
- R.....RADIUS
- B.C.R.....BROWARD COUNTY RECORDS
- PG.....PAGE
- P.B.....PLAT BOOK



LOCATION SKETCH
(NOT TO SCALE)

DESCRIPTION:

A PORTION OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

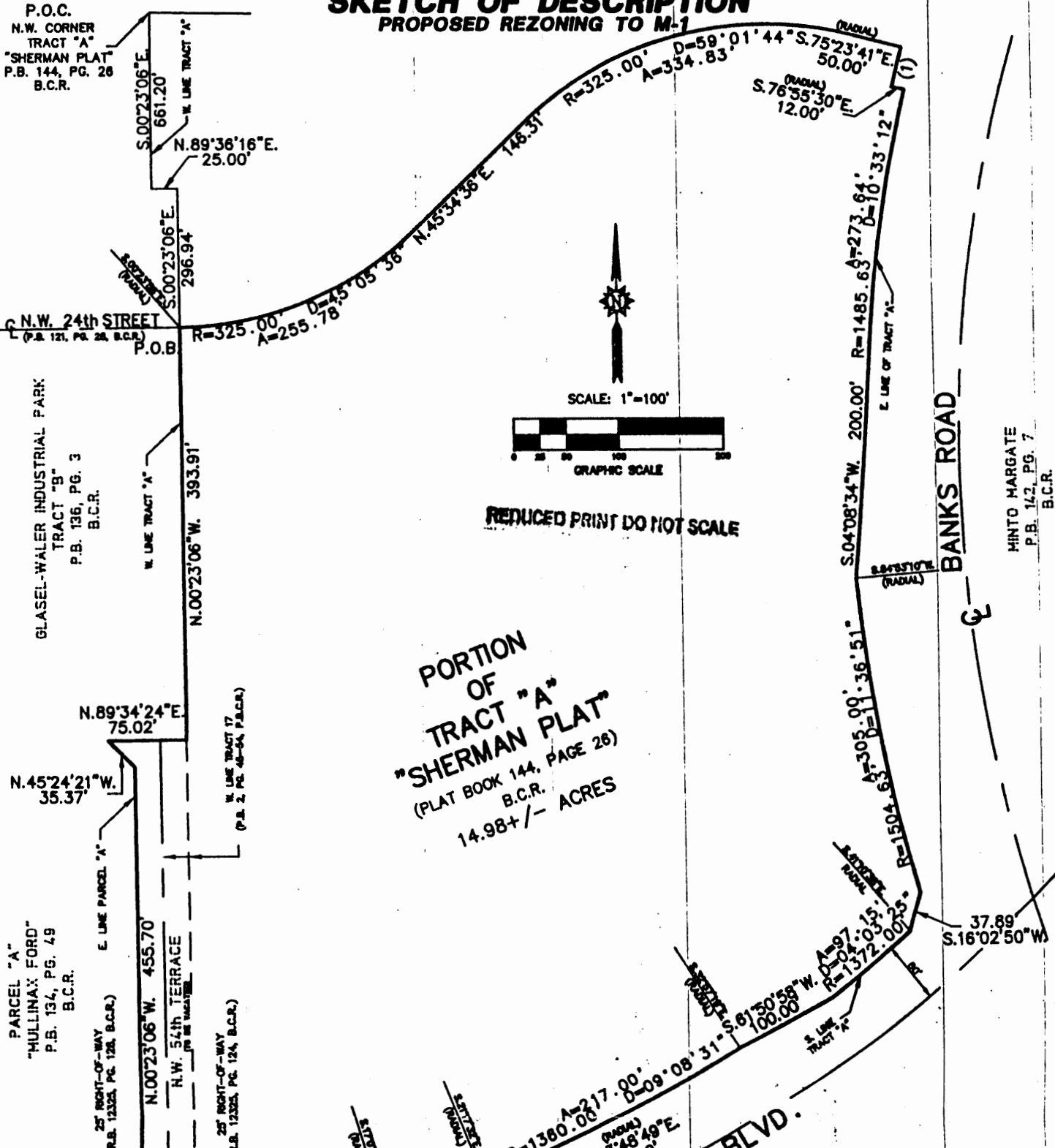
- COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A";
- THENCE ON A PLAT BEARING OF S.00°23'08"E. ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 681.20 FEET;
- THENCE N.89°36'16"E, A DISTANCE OF 25.00 FEET;
- THENCE S.00°23'08"E. ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 298.94 FEET TO POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.00°23'53"E. SAID POINT ALSO BEING THE POINT OF BEGINNING;
- THENCE EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45°06'36" AND A RADIUS OF 325.00 FEET FOR AN ARC DISTANCE OF 256.78 FEET TO A POINT OF TANGENCY;
- THENCE N.45°34'36"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 146.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
- THENCE NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 59°01'44" AND A RADIUS OF 325.00 FEET FOR AN ARC DISTANCE OF 334.83 FEET TO A POINT OF TANGENCY;
- THENCE S.75°23'41"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A", SAID POINT ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.75°23'41"W.;
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°31'50" AND A RADIUS OF 1497.63 FEET FOR AN ARC DISTANCE OF 40.00 FEET TO A POINT ON A NON-TANGENT LINE;
- THENCE S.78°55'30"E. ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING BEARING OF N.78°55'30"W.;
- THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°33'12" AND A RADIUS OF 1485.63 FEET FOR AN ARC DISTANCE OF 273.64 FEET TO A POINT ON A NON-TANGENT LINE;
- THENCE S.04°08'34"W., A DISTANCE OF 200.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF S.84°53'10"W.;
- THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°36'51" AND A RADIUS OF 1504.63 FEET FOR AN ARC DISTANCE OF 305.00 FEET;
- THENCE S.18°02'50"W., A DISTANCE OF 37.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.41°10'38"E., SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID TRACT "A";
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 4°03'25" AND A RADIUS OF 1372.00 FEET FOR AN ARC DISTANCE OF 97.15 FEET TO A POINT OF A NON-TANGENT LINE;
- THENCE S.81°50'58"W., A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.32°57'19"E.;
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 9°06'31" AND A RADIUS OF 1360.00 FEET FOR AN ARC DISTANCE OF 217.00 FEET TO A POINT ON A NON-TANGENT LINE;
- THENCE S.23°48'49"E. ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF S.23°48'49"E.;
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2°31'16" AND A RADIUS OF 1372.00 FEET FOR AN ARC DISTANCE OF 60.37 FEET TO A POINT ON A NON-TANGENT LINE;
- THENCE S.77°40'36"W. A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.17°07'36"E.
- THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°47'54" AND A RADIUS OF 1360.00 FEET FOR AN ARC DISTANCE OF 256.31 FEET TO A POINT ON A NON-TANGENT LINE;
- THENCE N.41°57'18"E., A DISTANCE OF 29.38 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", "MULLINAX FORD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE 48 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
- THENCE N.00°23'08"W. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 465.70 FEET;
- THENCE N.45°24'21"W. A DISTANCE OF 35.37 FEET;
- THENCE N.89°34'24"E. A DISTANCE OF 75.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A";



1372 North University Drive
Plantation, Florida 33322

Tel. (954) 370-1880
Fax (954) 370-1883

SKETCH OF DESCRIPTION PROPOSED REZONING TO M-1



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CITY OF MARGATE, FLORIDA

ORDINANCE NO. 1500.263

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING SECTION 4.2 OF APPENDIX A OF THE CITY CODE OF THE CITY OF MARGATE BY AMENDING THE OFFICIAL ZONING MAP PROVIDED THEREIN; PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY WITHIN THE CITY OF MARGATE; PROVIDING FOR PROPERTY IN ZONING CLASSIFICATION M-1 TO BE REZONED TO ZONING CLASSIFICATION M-1A (ALL OF TRACTS 4, 5, 8, 9, 16, 17, 20, 21, TRACTS 6 AND 7 LESS THE WEST 660 FEET THEREOF, TRACT 18 LESS THE WEST 320 FEET THEREOF, ALL IN BLOCK 93, PALM BEACH FARMS COMPANY PLAT NO. 3, TOGETHER WITH LOTS 1 THROUGH 6 OF BLOCK 2 AND LOTS 1 THROUGH 8 OF BLOCK 3, CENTRAL PARK OF COMMERCE); PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a public hearing has been held by the Planning and Zoning Board pursuant to the Charter and this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: That Section 4.2 of Appendix A of the City Code of the City of Margate and the official map provided therein is hereby amended to conform to the following:

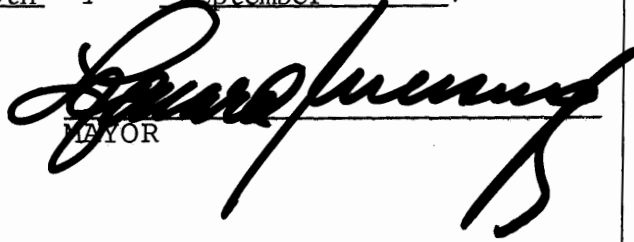
A. That the zoning Classification of the real property described on the addendum attached hereto and designated Schedule "A" all in the City of Margate, Broward County, Florida, is hereby changed in accordance with the schedule shown on the addendum.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3: That this ordinance shall become effective immediately upon its second reading.

PASSED ON FIRST READING THIS 5th day of September, 1984.

PASSED ON SECOND READING THIS 19th day of September, 1984.


MAYOR

ATTEST:


CITY CLERK

SCHEDULE "A"

PZ-7-84

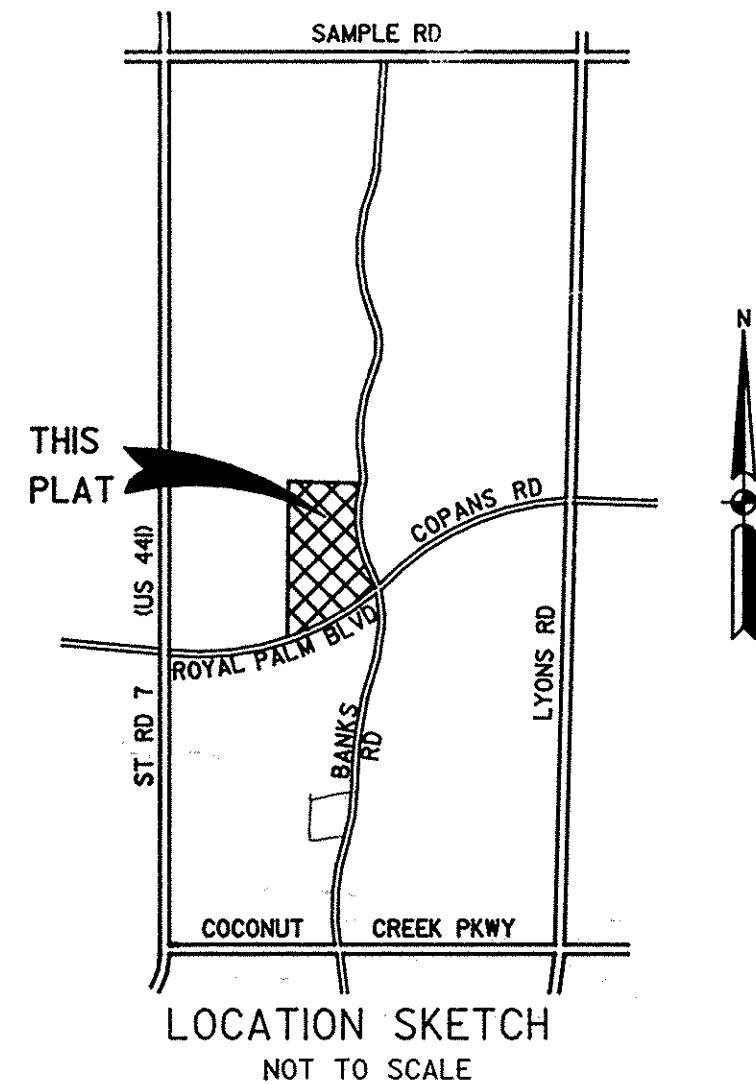
FROM M-1 TO M-1A

All of Tracts 4, 5, 8, 9, 16, 17, 20, 21, Tracts 6 and 7 less the West 660 feet thereof, Tract 18 less the West 320 feet thereof, all in Block 93, PALM BEACH FARMS COMPANY PLAT NO. 3 as recorded in Plat Book 2, pages 45-54 of the Public Records of Palm Beach County, Florida. Together with Lots 1 through 6 of Block 2 and Lots 1 through 8 of Block 3, CENTRAL PARK OF COMMERCE, as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida. Said lands situate, lying and being in Margate, Broward County, Florida.

<u>9/15/84</u>	<u>RECORD OF VOTE - 1ST READING</u>	<u>9/19/84</u>	<u>RECORD OF VOTE - 2ND READING</u>
Donohue	<u>Aye</u>	Donohue	<u>Aye</u>
Goldner	<u>Aye</u>	Goldner	<u>Aye</u>
Starr	<u>Aye</u>	Starr	<u>Aye</u>
Anton	<u>Aye</u>	Anton	<u>Aye</u>
Weisinger	<u>Aye</u>	Weisinger	<u>Aye</u>

Exhibit 5

Sherman Plat



"SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93,
 "PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS
 OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

THIS PLAT HAS BEEN AMENDED:
 SEE O.R. BOOK 252 24 PG 168

THIS PLAT HAS BEEN AMENDED:
 SEE O.R. BOOK 26133 PG 634

THIS PLAT HAS BEEN AMENDED:
 SEE O.R. BOOK 26221 PG 880

PREPARED BY:
KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (305) 776-1616
 NOVEMBER 1986

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,

BY: David J. Knell DATE: 6-19-90
 DIRECTOR

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,

BY: Henry P. Cook DATE: 6-19-90
 HENRY P. COOK - DIRECTOR
 FLORIDA P.E., REG. NO. 12506
 DIRECTOR OF ENGINEERING

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 31st DAY OF August A.D. 1989.

BY: John Cook DATE: 10/19/89
 CHAIRPERSON

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 18th DAY OF June, A.D. 1990.

BY: Peter M. Ross
 ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 12th DAY OF September, A.D. 1989.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
 BY: Marilyn Melton DEPUTY
 BY: [Signature] CHAIRPERSON - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 29 DAY OF JUNE A.D. 1990, AND RECORDED IN PLAT BOOK 144, PAGE 26, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
 BY: Kathy Miligiano DEPUTY

DESCRIPTION

A PORTION OF TRACT 5, BLOCK 93, OF THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "CORAL GATE SECTION THREE," AS RECORDED IN PLAT BOOK 98, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°23'06" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5, AND THE POINT OF BEGINNING; THENCE NORTH 89°37'18" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 913.09 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 88°17'59" WEST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 12196, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1356.14 FEET, A CENTRAL ANGLE OF 21°09'13", AN ARC DISTANCE OF 500.69 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 22°51'14" WEST, A DISTANCE OF 9.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1485.63 FEET, A CENTRAL ANGLE OF 06°49'39", AN ARC DISTANCE OF 177.03 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 89°36'16" WEST; THENCE ALONG SAID NON-RADIAL LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TRACT 5, SOUTH 89°36'16" WEST, A DISTANCE OF 740.19 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE ALONG SAID LINE NORTH 00°23'06" WEST, A DISTANCE OF 661.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS 8 AND 17, BLOCK 93, OF SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A VACATED 30.00 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 1406, PAGE 556, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF "CORAL GATE SECTION THREE," AS RECORDED IN PLAT BOOK 98, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°23'06" EAST, A DISTANCE OF 711.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 89°36'16" EAST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'16" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 715.19 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 73°58'25" EAST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 12196, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE WESTERLY AND SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1485.63 FEET, A CENTRAL ANGLE OF 15°24'07", AN ARC DISTANCE OF 399.36 FEET; THENCE SOUTH 05°11'47" WEST, A DISTANCE OF 104.79 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, AND WHOSE RADIUS POINT BEARS NORTH 86°37'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1497.63 FEET, A CENTRAL ANGLE OF 12°50'50", AN ARC DISTANCE OF 335.81 FEET; THENCE SOUTH 02°08'53" WEST, A DISTANCE OF 40.61 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AND WHOSE RADIUS POINT BEARS NORTH 41°50'29" WEST, FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 8539 PAGE 802 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1372.00 FEET, A CENTRAL ANGLE OF 32°37'33" AN ARC DISTANCE OF 781.26 FEET; THENCE NORTH 00°23'06" WEST, 25 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACTS 8 AND 17, A DISTANCE OF 1196.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. ALL OF THE ABOVE CONTAINING 29.491 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT
 COUNTY OF BROWARD } IRVING J. SHERMAN
 THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SHERMAN PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16 DAY OF JAN., A.D. 1987.

BY: Irving J. Sherman
 IRVING J. SHERMAN
 WITNESS: Anna Regard
Thomas Sherman

ACKNOWLEDGEMENT

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
 COUNTY OF BROWARD } IRVING J. SHERMAN
 TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OWNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER. WITNESS MY HAND AND SEAL THIS 16 DAY OF JAN., A.D. 1987.

MY COMMISSION EXPIRES: 8-9-87
 BY: Marie C. Garcia
 NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED MARCH 3, 1990
 BY: Thomas Gene Lunsford
 THOMAS GENE LUNSFORD
 PROFESSIONAL LAND SURVEYOR *4646
 STATE OF FLORIDA
 (FOR THE FIRM)

MARGATE CITY CLERK'S CERTIFICATE

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 THIS IS TO CERTIFY THAT THIS PLAT OF "SHERMAN PLAT", A REPLAT, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY SAID CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 14 DAY OF Oct, A.D. 1987. IN WITNESS WHEREOF THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 15th DAY OF Sept, A.D. 1987.

BY: [Signature] CITY CLERK

MARGATE CITY ENGINEER

THIS PLAT OF "SHERMAN PLAT", A REPLAT, IS APPROVED FOR RECORDING.

DATE: 9-5-89
 BY: Emilio C. Esteban
 CITY ENGINEER
 EMILIO C. ESTEBAN
 FLA. P.E. REG. #31945

MARGATE CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT THIS 6th DAY OF October, A.D. 1987.

BY: [Signature]
 VICE-CHAIRMAN

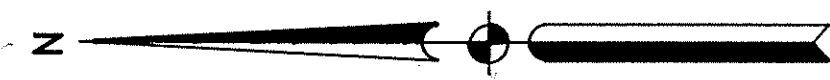
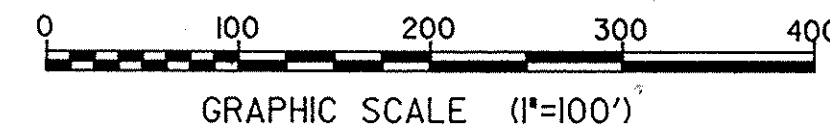
SEALS	CITY ENGINEER	NOTARY DEDICATION	CITY OF MARGATE	SURVEYOR CERTIFICATE	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
							PRELIMINARY CHECK	AZOWICK 11-18-86
							ENGR. DEPT.	
							FIELD BNDRY SURVEY	VAN ARSDELL 3-3-87
							CALCULATIONS	LAZOWICK 11-86
							PLANNING DEPT.	LAURIA 3-90
							PRM'S SET	WHITE 9-14-89
						FINAL CHECK	LUNSFORD 3-13-90	
							QSAH20,15,SHERMAN.DGN	11920

"SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93,
 "PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS
 OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

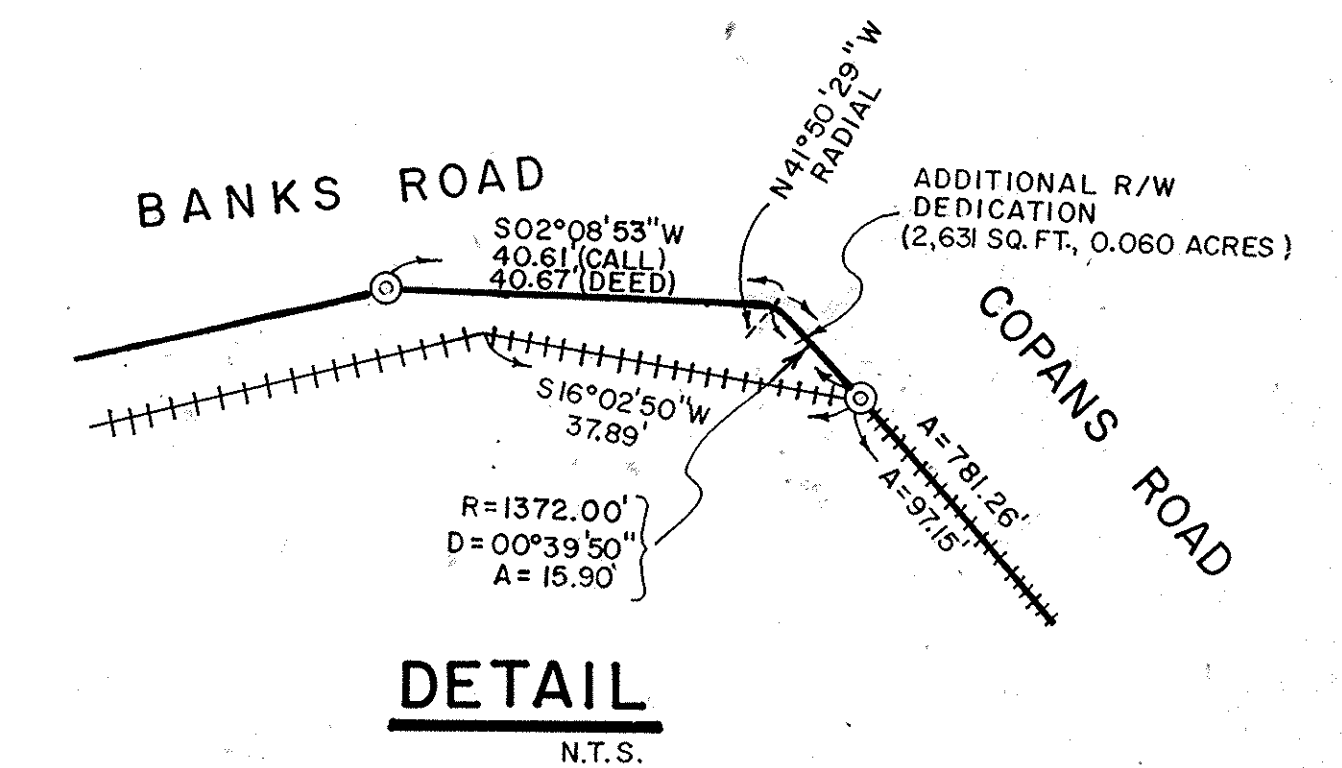
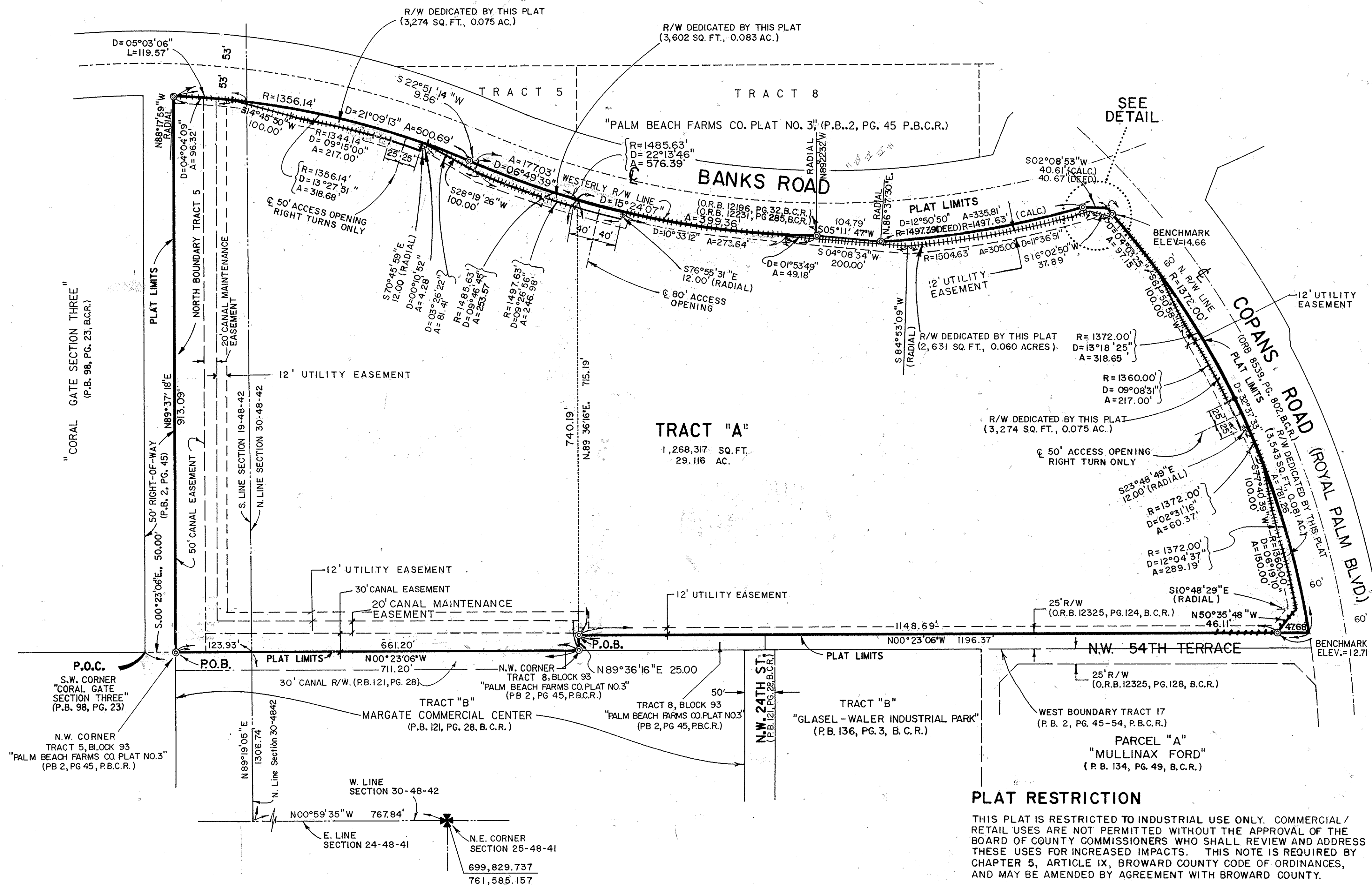
PREPARED BY:
KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (305) 776-1616
 NOVEMBER, 1986



LEGEND

A	ARC LENGTH	P.B.C.R.	PALM BEACH COUNTY RECORDS
B.C.R.	BROWARD COUNTY RECORDS	P.B.	PLAT BOOK
(CALC.)	CALCULATED	P.O.B.	POINT OF BEGINNING
D	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT
ELEV.	ELEVATION	R	RADIUS
N.T.S.	NOT TO SCALE	R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK		



AREA TABULATION

TRACT	SQ. FT.	ACRES
TRACT A	1,268,317	29.116
R/W DEDICATION	16,324	0.375
TOTAL	1,284,641	29.491

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEY NOTES:

- ⊙ INDICATES SET PERMANENT REFERENCE MONUMENT
- SURVEY DATA IN FIELD BOOK A-22.
- BEARINGS SHOWN HEREON ARE BASED ON "STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST" AS RECORDED IN MISC. PLAT BOOK 3, PAGE 44, BROWARD COUNTY PUBLIC RECORDS, RELATIVE TO FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION.
- ||||| INDICATES NON-VEHICULAR ACCESS LINE.
- BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPT., BRASS DISC IN NORTH HEADWALL OF COLONIES OF MARGATE BOULEVARD 1/4 MILE WEST OF STATE ROAD 7, ELEV.=12.370
- P.O.C. INDICATES POINT OF COMMENCEMENT.
- P.O.B. INDICATES POINT OF BEGINNING.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO INDUSTRIAL USE ONLY. COMMERCIAL / RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

Exhibit 6

Previously Approved Plat Note Amendments

**AGREEMENT FOR AMENDMENT
OF NOTATION ON PLAT**

THIS IS an AGREEMENT between BROWARD COUNTY, a political subdivision of the State of Florida, its successors and assigns hereinafter referred to as "COUNTY";

AND

MULLINAX FORD SOUTH, INC., its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of PARCEL "A" as shown on the SHERMAN Plat, which Plat was recorded in Plat Book 144, Page 26, in the Public Records of Broward County on June 29, 1990; and

WHEREAS, the SHERMAN PLAT Plat contains the following notation on the face of the Plat:

THIS PLAT IS RESTRICTED TO
INDUSTRIAL USE ONLY
; and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to said notation; and

WHEREAS, the COUNTY has no objection to amending said notation and the Board of County Commissioners approved such an amendment at its meeting of May 7, 1996;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct.

2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the SHERMAN Plat for the purpose of clarifying and limiting the use of the SHERMAN Plat property which states:

THIS PLAT IS RESTRICTED TO INDUSTRIAL USE ONLY
;

BK 25224 PG 0168

is hereby amended to read as follows:

THIS PLAT IS RESTRICTED TO 71,705 S.F. OF

AUTOMOBILE DEALERSHIP USE


3. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.

IN WITNESS WHEREOF, the COUNTY and DEVELOPER have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its Board of County Commissioners, acting by and through its Chairman or Vice Chairman, authorized to execute same; and MULLINEX FORD SOUTH, INC., acting by and through its PRESIDENT, duly authorized to execute same.


BK 25224 PG 0169

COUNTY

ATTEST:


County Administrator and Ex-Officio Clerk of the Board of County Commissioners of Broward County, Florida

BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS

By 
V-Chair
2nd day of August, 1996.



Approved as to form by
Office of County Attorney
Broward County, Florida
JOHN J. COPELAN, JR., County Attorney
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (305) 357-7600
Telecopier: (305) 357-7641


By 
Assistant County Attorney


AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN BROWARD COUNTY AND Mullinax Ford South, Inc.


DEVELOPER

Witnesses:

Mullinax Ford South, Inc.


Print name: MICHAEL GAI

By 
Print name: Jerry Mullinax
Title: President


Print name: Kenice Coltrane

Address: 5401 West Copans
Margate, Fl. 3306

(CORPORATE SEAL)

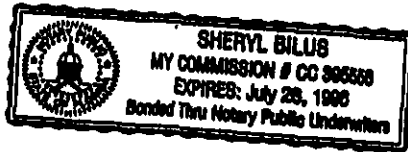
11 day of JUNE, 1996.

ACKNOWLEDGEMENT - INDIVIDUAL


STATE OF Florida)
COUNTY OF Broward) SS

The foregoing instrument was acknowledged before me this 11th day of June, 1996, by JERRY MULLINAX who is personally known to me ~~or who has produced~~ as identification and who did/did not take an oath.

(Seal)



NOTARY PUBLIC:


Print name: Sheryl Bilus
Commission No.: CC 39558

My commission expires:

7-26-98

BK25224PG0170

AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN BROWARD COUNTY
AND MULLINAX FORD SOUTH INC.

CORPORATE/PARTNERSHIP

STATE OF FL)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 11th
day of JUNE, 1996, by JERRY MULLINAX, as
PRESIDENT of MULLINAX FORD SOUTH INC., a
corporation/partnership, on behalf of the corporation/partnership.
He or she is personally known to me or has produced
as identification and did/did not take an oath.

OFFICIAL NOTARY SEAL
VASHTEE RAMESHWAR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC453926
MY COMMISSION EXP. APR. 19, 1999

(Seal)

My commission expires: 4/19/99

NOTARY PUBLIC:

V Rameshwar

Print name: V. RAMESHWAR
Commission No.: CC453926

MORTGAGEE

Witnesses:

X William A. Leeder
Print name: WILLIAM A. LEEDER
X Lisa Love
Print name: LISA LOVE

(Corporate seal)

Barnett Bank of Broward County, N.A.

By Michael Cooney
Print name: Michael Cooney
Title: Vice President

Address: 910 SE 17th St.
Ft. Lauderdale, FL

12 day of June, 1996.

AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN BROWARD COUNTY AND MULLINAX FORD SOUTH, INC.

ACKNOWLEDGEMENT - INDIVIDUAL

STATE OF)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

NOTARY PUBLIC:

(Seal)

Print name: _____
Commission No.: _____

My commission expires:

BK 25224 PG 0172

CORPORATE/PARTNERSHIP

STATE OF Florida)
) SS
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 12 day of June, 1996, by Michael Cooney, as Vice Pres. Cooney of Barnett Bank Broward County, a Vice President Florida corporation/partnership, on behalf of the corporation/ partnership. He or she is personally known to me or has produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC:

Inez Gayle
Print name: _____
Commission No.: _____

(Seal)

My commission expires:



RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR

**AGREEMENT FOR AMENDMENT
OF NOTATION ON PLAT**

97-163671 T#001
04-01-97 11:01AM

THIS IS an AGREEMENT between BROWARD COUNTY, a political subdivision of the State of Florida, its successors and assigns hereinafter referred to as "COUNTY";

AND

MULLINAX FORD SOUTH, INC., its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of Parcel A as shown on the SHERMAN Plat, which Plat was recorded in Plat Book 144, Page 26, in the Public Records of Broward County on June 29, 1990; and

WHEREAS, the SHERMAN Plat contains the following notation on the face of the Plat:

This plat is restricted to 71,705 square feet of
automobile dealership use.

_____ ; and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to said notation; and

WHEREAS, the COUNTY has no objection to amending said notation and the Board of County Commissioners approved such an amendment at its meeting of December 17, 1996;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct.

2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the SHERMAN Plat for the purpose of clarifying and limiting the use of the SHERMAN Plat property which states:

This plat is restricted to 71,705 square feet of
automobile dealership use.

_____ ;

CAF#233
01/20/93

Approved BCC 12-17-96 #90

Submitted By Development Management

RETURN TO DOCUMENT CONTROL

4

BK 26221 PG 0880

is hereby amended to read as follows:

This plat is restricted to 71,705 square feet of automobile dealership use and a fire station. The fire station may not exceed 56,753 square feet. This plat was approved for development under the de minimis exception of Chapter 5, Article IX, of the Broward County Code of Ordinances. Such approval requires that a building permit for a principal building be issued either on or before the 17th day of December 1999, which is three (3) years from the date of approval of this request by the Board of County Commissioners. If said building permit is not issued by this date,**

3. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.

** the County's finding of adequacy of the regional road network shall expire and no additional building permits may be issued. This de minimis building permit requirement pertains only to the fire station and in no way affects the 71,705 square feet of automobile dealership use.

IN WITNESS WHEREOF, the COUNTY and DEVELOPER have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its Board of County Commissioners, acting by and through its Chairman or Vice Chairman, authorized to execute same; and MULLINBAX FORD SOUTH, INC., acting by and through its PRESIDENT, duly authorized to execute same.

COUNTY

ATTEST:

Chere Breen
County Administrator and Ex-Officio Clerk of the Board of County Commissioners of Broward County, Florida

BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS

By [Signature]
Chair

31st day of March, 1997.



Approved as to form by
Office of County Attorney
Broward County, Florida
JOHN J. COPELAN, JR., County Attorney
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (305) 357-7600
Telecopier: (305) 357-7641

By [Signature]
Assistant County Attorney

BK26221PG0881

AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN BROWARD COUNTY AND Mullinax Ford South, Inc.

DEVELOPER

Witnesses:

[Signature]
Renee Coltrane

Print name:
[Signature]

Elaine Rabayeva
Print name:

Mullinax Ford South, Inc.

By *[Signature]*
Print name: Jerry Mullinax
Title: President

Address:

(CORPORATE SEAL)

12 day of February 1997.

ACKNOWLEDGEMENT - INDIVIDUAL

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

NOTARY PUBLIC:

(Seal)

Print name: _____
Commission No.: _____

My commission expires:

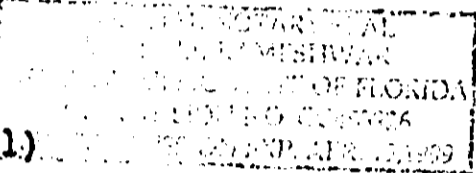
BK 26221 PG 0882

AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN BROWARD COUNTY AND Mullinax Ford South, Inc.

CORPORATE/PARTNERSHIP

STATE OF FL)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 12th day of Feb, 1997, by Jerry Mullinax, as President of Mullinax Ford South, Inc., a corporation/partnership, on behalf of the corporation/ partnership. He or she is personally known to me or has produced as identification and did/did not take an oath.

(Seal)  NOTARY PUBLIC
RAMESHWAR
STATE OF FLORIDA
COMMISSION NO. 000006

NOTARY PUBLIC: V Rameshwar

V RAMESHWAR
Print name:
Commission No.: CC 453926

My commission expires: 4/19/99

MORTGAGEE

Witnesses:

BARNETT BANK OF SOUTH FLORIDA, N.A.

Print name:

By _____

Print name:

Print name:

Title:

Address:

(Corporate seal)

____ day of _____, 1997.

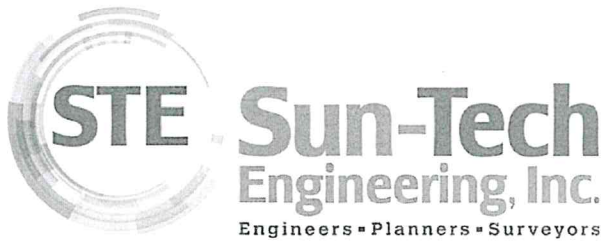
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

CAF#233
01/20/93

BK26221PG0883

Exhibit 7

Requested Plat Note Narrative and Exhibits



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

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Phone (954) 777-3123
Fax (954) 777-3114

PLAT NOTE AMENDMENT
SHERMIAN PLAT ("Plat")
207-MP-86

The note on the Plat note currently is as follows:

This Plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Tract A

The Applicant is requesting that the note on the Plat be amended as follows;

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

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'55" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 4 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
 - A. Record Plat entitled "SHERMAN PLAT", Plat Book 144, page 26;

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
 Date of Preparation: January 20, 2021

Donald L. Cooper
 Donald L. Cooper, P.S.M.
 Professional Surveyor and Mapper
 Florida Registration No. 6269

7.22.2021
 Date

DATE	REVISION	BY	CHK.



Sun-Tech Engineering, Inc.
 Engineers • Planners • Surveyors

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 Sunrise, FL 33351
 www.suntecheng.com

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 Phone (954) 777-3123
 Fax (954) 777-3114

3970Sk1bdyrem.dwg

JOB No.:
19-3970

LEGAL DESCRIPTION PARCEL A

All of Tract "A", "**SHERMAN PLAT**", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida.

LESS AND EXCEPT THEREFROM:

A portion Tract "A", "**SHERMAN PLAT**", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26983, page 590, of the Public Record of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 76°55'31" West); thence southerly along said westerly Right-of-Way line the following four (4) courses and distances; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 1485.63 feet, a central angle of 10°33'12", an arc distance of 273.64 feet; thence South 4°08'34" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°53'10" East); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 1504.63 feet, a central angle of 11°36'51", an arc distance of 305.00 feet; thence South 16°02'50" West, 37.89 feet to a point on the northerly Right-of-Way line of Copans Road, as shown on said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 41°10'38" East); thence westerly along said Northerly Right-of-Way line the following six (6) courses and distances; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 4°03'25", an arc distance of 97.15 feet; thence South 61°50'58" West, 100.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 32°57'19" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1360.00 feet, a central angle of 9°08'31", an arc distance of 217.00 feet; thence radial to the next curve, South 23°48'49" East, 12.00 feet to a point on the arc of a non-tangent curve; thence westerly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 2°31'16", an arc distance of 60.37 feet; thence South 77°40'39" West, 30.42 feet; thence North 00°36'06" West, 337.97 feet; thence South 89°23'54" West, 22.51 feet; thence North 00°36'06" West, 549.44 feet to a point on the aforesaid southerly Right-of-Way line of S.W. 24th Street, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 40°04'33" East); thence along said southerly Right-of-Way line the following six (6) courses and distances; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 350.00 feet, a central angle of 4°20'52", an arc distance of 26.56 feet; thence tangent to said curve, North 45°34'35" East, 152.44 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 59°01'44", an arc distance of 309.07 feet; thence tangent to said curve, South 75°23'41" East, 35.53 feet; thence South 30°24'19" East, 21.21 feet; thence South 76°55'31" East, 12.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 863,050 square feet, 19.8129 acres, more or less.

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1 & 3-4



STE Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

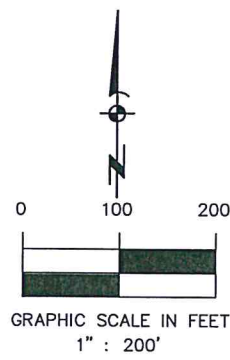
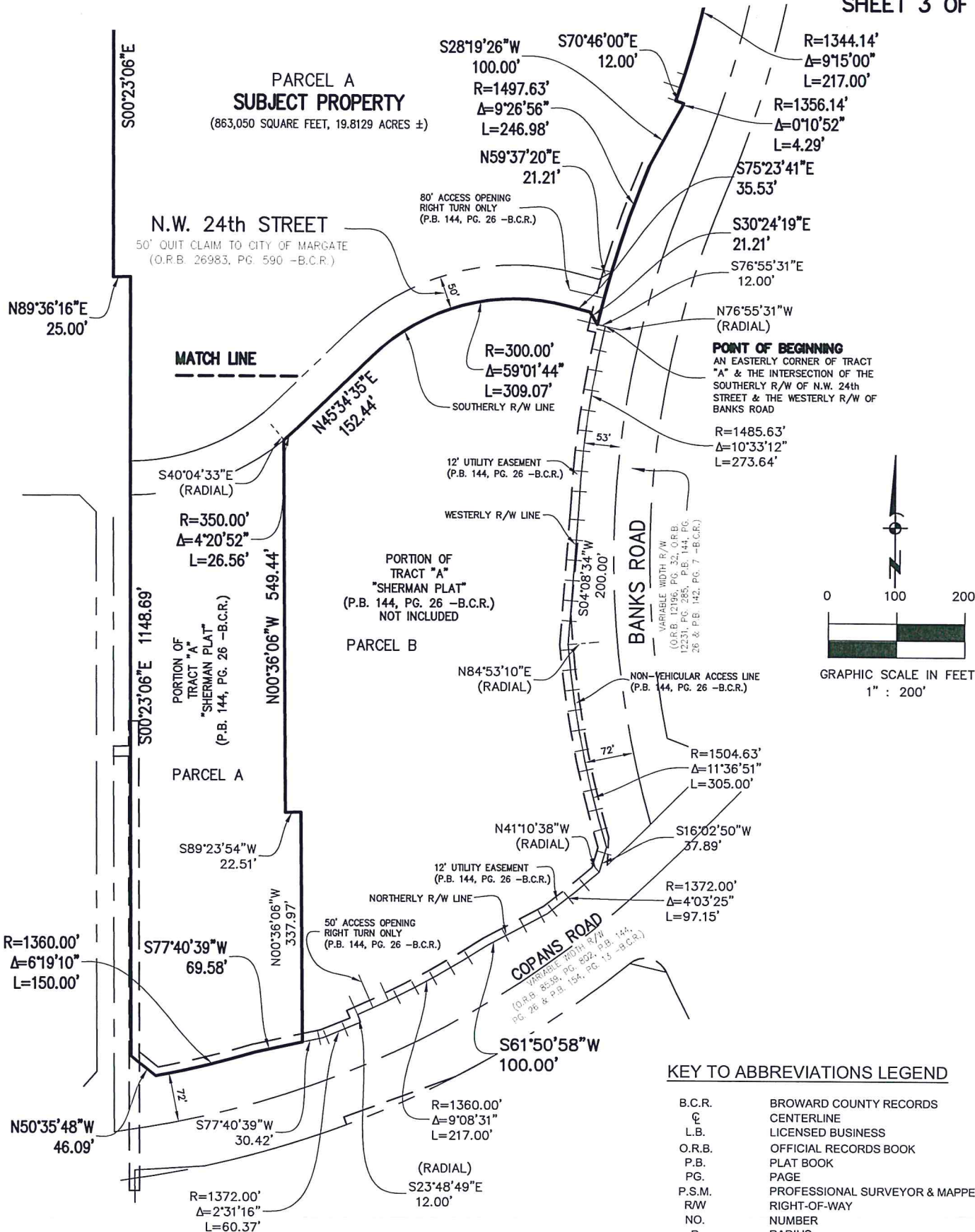
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

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Phone (954) 777-3123
Fax (954) 777-3114

3970Sk1bdy.dwg

JOB No.:

19-3970



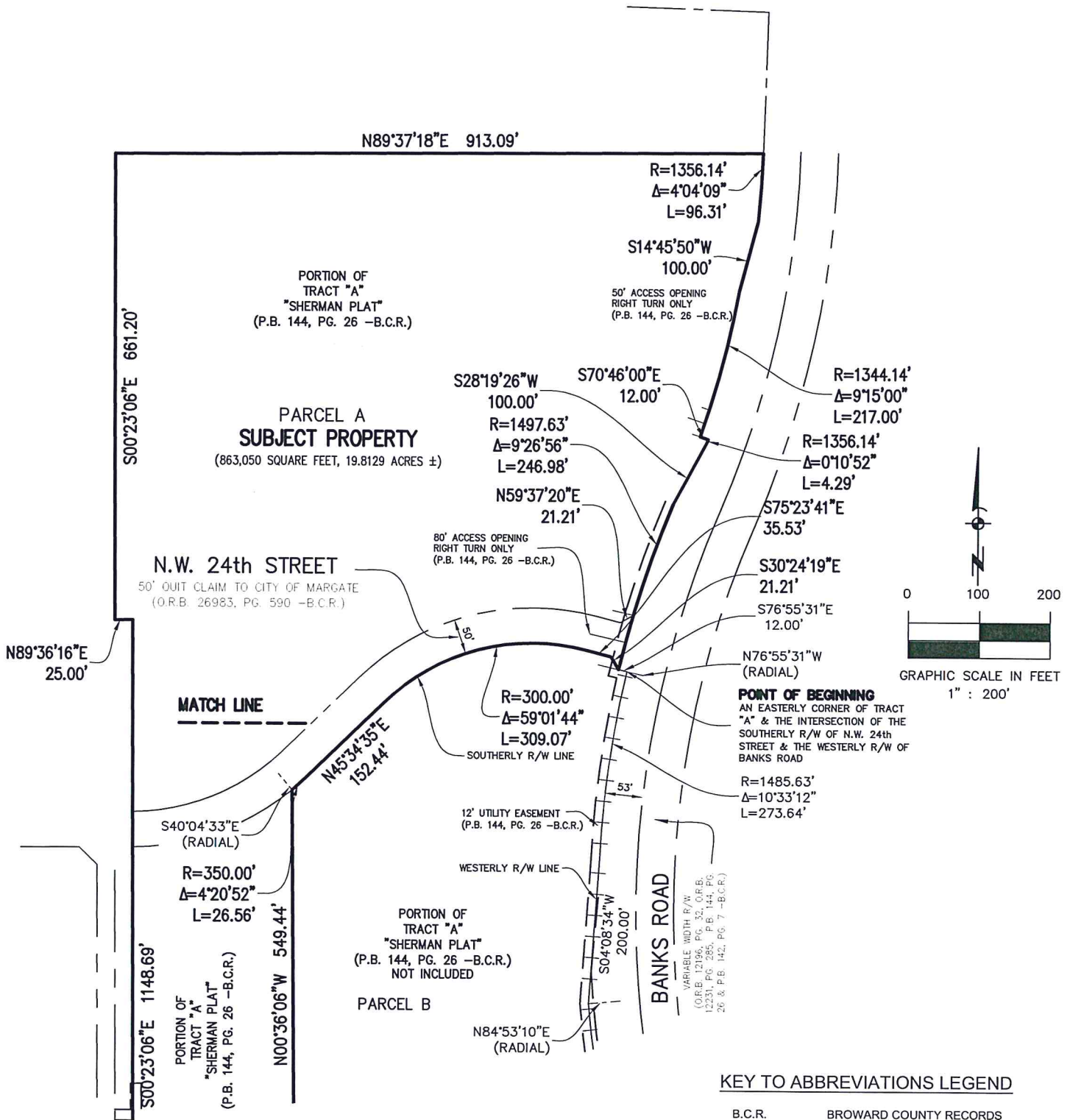
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THIS DRAWING IS NOT VALID WITHOUT SHEETS 1-2 & 4

3970Sk1bdyrem.dwg
JOB No.:
19-3970



THIS DRAWING IS NOT VALID WITHOUT SHEETS 1 - 3

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Engineers - Planners - Surveyors

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3970Sk1bdy.dwg
JOB No.:
19-3970

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'55" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 3 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
 - A. Record Plat entitled "SHERMAN PLAT", Plat Book 144, page 26;

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: January 20, 2021

Donald L. Cooper
 Donald L. Cooper, P.S.M.
 Professional Surveyor and Mapper
 Florida Registration No. 6269

7.22.2021
 Date

DATE	REVISION	BY	CHK.



STE Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors

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 Phone (954) 777-3123
 Fax (954) 777-3114

3970Sk1bdy.dwg

JOB No.:
19-3970

LEGAL DESCRIPTION PARCEL B

A portion Tract "A", "**SHERMAN PLAT**", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26983, page 590, of the Public Record of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 76°55'31" West); thence southerly along said westerly Right-of-Way line the following four (4) courses and distances; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 1485.63 feet, a central angle of 10°33'12", an arc distance of 273.64 feet; thence South 4°08'34" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°53'10" East); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 1504.63 feet, a central angle of 11°36'51", an arc distance of 305.00 feet; thence South 16°02'50" West, 37.89 feet to a point on the northerly Right-of-Way line of Copans Road, as shown on said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 41°10'38" East); thence westerly along said Northerly Right-of-Way line the following six (6) courses and distances; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 4°03'25", an arc distance of 97.15 feet; thence South 61°50'58" West, 100.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 32°57'19" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1360.00 feet, a central angle of 9°08'31", an arc distance of 217.00 feet; thence radial to the next curve, South 23°48'49" East, 12.00 feet to a point on the arc of a non-tangent curve; thence westerly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 2°31'16", an arc distance of 60.37 feet; thence South 77°40'39" West, 30.42 feet; thence North 00°36'06" West, 337.97 feet; thence South 89°23'54" West, 22.51 feet; thence North 00°36'06" West, 549.44 feet to a point on the aforesaid southerly Right-of-Way line of S.W. 24th Street, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 40°04'33" East); thence along said southerly Right-of-Way line the following six (6) courses and distances; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 350.00 feet, a central angle of 4°20'52", an arc distance of 26.56 feet; thence tangent to said curve, North 45°34'35" East, 152.44 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 59°01'44", an arc distance of 309.07 feet; thence tangent to said curve, South 75°23'41" East, 35.53 feet; thence South 30°24'19" East, 21.21 feet; thence South 76°55'31" East, 12.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 405,267 square feet, 9.3097 acres, more or less.

THIS DRAWING IS NOT VALID WITHOUT SHEET 1 & 3



Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

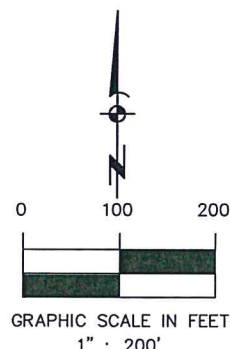
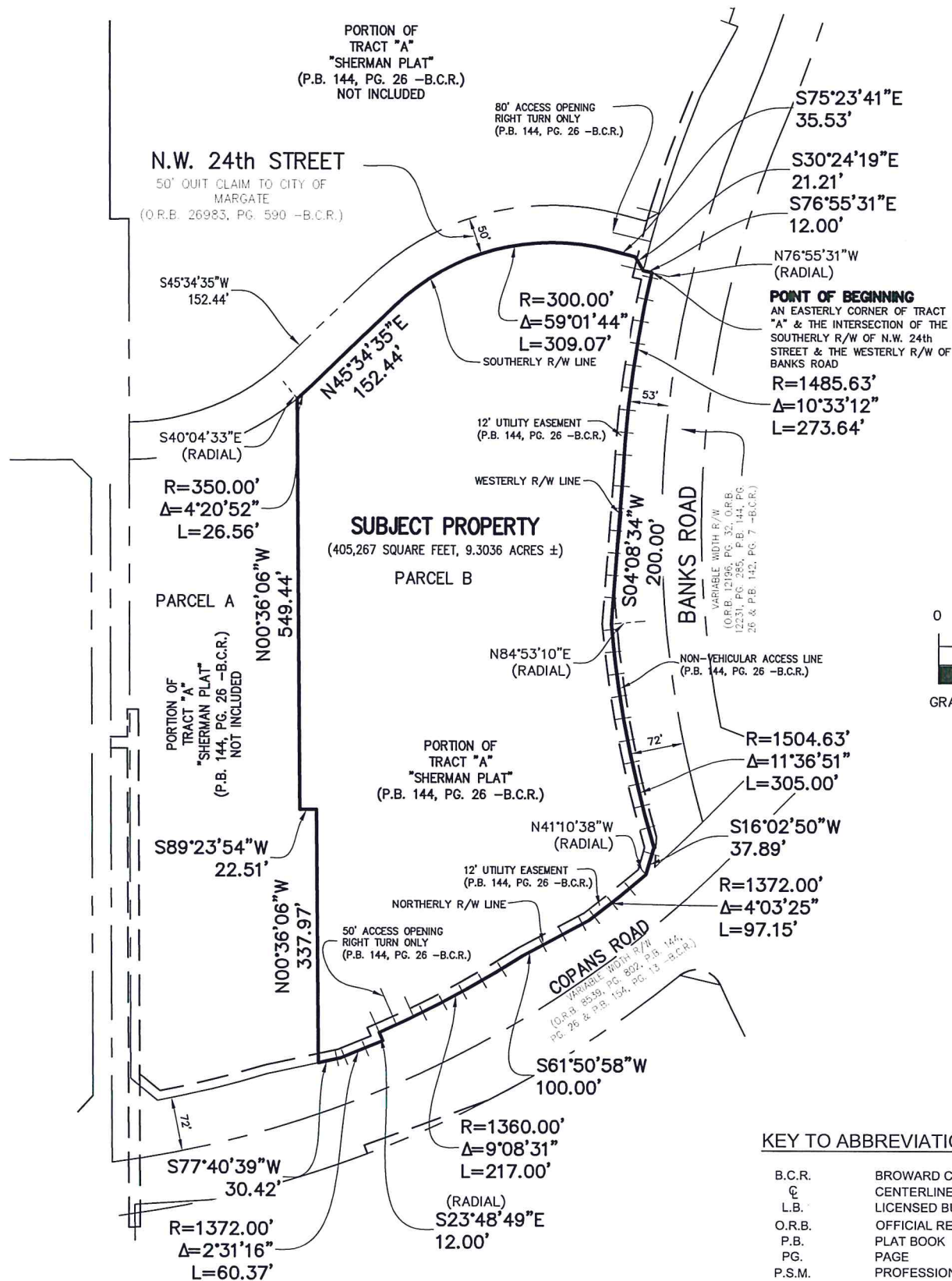
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Phone (954) 777-3123
Fax (954) 777-3114

3970Sk1bdy.dwg

JOB No.:

19-3070



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
NVAL	NON-VEHICULAR ACCESS LINE
O.R.I.	OFFICIAL RECORDS INSTRUMENT

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1 & 2



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39705k1bdy.dwg

JOB No.:

19-3970

Exhibit 8

Comprehensive Plan Policies Referenced By Staff
(prior to adoption of Margate 2.0)

Comprehensive Plan Policies Referenced By Staff

Policy 1.2 The permitted uses for land development regulations shall not exceed those listed below for each land use classification found on the Future Land Use Map. The city's zoning regulations shall not exceed the uses enumerated, but may be more restrictive.

a) Residential

- a. Dwelling units and clearly subordinate accessory structures subject to the limitations upon density expressed by the Future Land Use Map and as explained in Part 7.
- b. Parks, golf courses and other outdoor recreational facilities. Recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
- c. Community facilities designed to serve the residential area such as public schools, houses of worship, local governmental administration, police and fire stations, libraries and civic centers.
- d. Public utilities, including water, and wastewater treatment plants, pumping stations, and electric transmission facilities.
- e. Special Residential Facilities Category (1) and (2) as defined in the "Definitions" subsection of the Plan Implementation Requirements of the City of Margate Comprehensive Plan.
- f. Recreational vehicle park sites in the R-10 through R-14 residential density ranges. The maximum number of recreational vehicle park sites permitted is equal to the maximum number of dwelling units designated for that parcel on the City's Future Land Use Map.

b) Commercial

1. Neighborhood, community, and regional retail uses.
2. Office and business uses.
3. Commercial uses, including wholesale, storage, light fabricating and warehousing.
4. Hotels, motels, and other tourist accommodations.
5. Parks, recreation, and commercial recreation uses.
6. Community facilities.

c) Office Park

1. Administrative, business, and professional offices.
2. Banking and financial institutions.
3. Medical and dental laboratories, research labs.
4. Restaurants and personal services which are accessory to a primary office use.
5. Community facilities.
6. Parks and recreation facilities.

d) Industrial

1. Industrial uses.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry and other trade shops; ice houses; chemical sales, and repair shops.
3. Scientific and industrial applied research and/or educational facilities; medical or dental labs.
4. Offices.
5. Recreation and open space, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
6. Community facilities, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Ancillary commercial uses within buildings devoted to primary industrial uses.

e) Commercial Recreation

1. Outdoor and indoor recreation facilities including, but not limited to, golf courses, tennis clubs, and marinas.
2. Accessory facilities that are an integral part of and supportive to the primary

recreation facility (excluding residential uses).

3. Hotels, which are ancillary to the primary recreation use.

f) Parks and Recreation

1. Public parks.

2. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, band shells and outdoor classrooms.

3. Boat ramps and docks.

4. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, and bikeways.

5. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, souvenir shops and rental facilities.

g) Open Space

1. Open water areas.

2. Maintained open land areas.

3. Parking lots that serve an abutting primary use.

h) Conservation

1. Storm water retention areas.

2. Natural preserves.

i) Community Facilities

1. Educational facilities

2. Special Residential Facilities Categories (1), (2), and (3) as defined in the “Definitions” subsection of the Plan Implementation Requirements section of the City of Margate Comprehensive Plan.

3. Governmental administration, police and fire stations, libraries, and civic centers.

4. Churches, synagogues, and other similar congregations of other religious denominations and parochial schools.

j) Utilities

1. Utilities such as water and wastewater treatment plants, pumping stations, electric power plants and substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the primary uses described in (1).
3. Recreation and open space uses.
4. Communication facilities.

k) Transit Oriented Corridor

1. All uses listed in a-j above.
2. Existing and proposed residential development shall be designed to be integrated into the existing neighborhoods created through the implementation of the TOC. Compatibility and appropriate transitional design elements will be reviewed at time of site plan review, consistent with the

Policy 1.8 Facilities and services shall be available concurrent with the impacts of development, while traffic circulation shall meet the level of service standards as specified within the adopted Traffic Circulation Element.

Policy 4.8 Industrial land uses should be buffered from residential areas by canals and lakes, setbacks, landscaping, and architectural design.

Policy 5.2 Issuance of any development permit shall only be permitted upon finding that:

- a. The proposed development is consistent with the Future Land Use Map and the permitted uses of Policy 1.2 of this Element.
- b. That potable water is available to serve the needs of the proposed development.
- c. That wastewater treatment and disposal service is available to serve the needs of the proposed development.
- d. That fire protection is adequate to serve the needs of the proposed development.
- e. That police protection is adequate to serve the needs of the proposed development.
- f. That floor elevations are at or above the minimum prescribed by the

National Flood Insurance Program.

g. That the traffic generated by, the proposed development will be safely and efficiently, handled by the regional transportation network and local streets.

h. That a surface water management system meeting or exceeding the design criteria of the South Florida Water Management District is provided by the proposed development.

i. That, adequate areas for local parks and recreation have been provided to meet the needs of the proposed development.

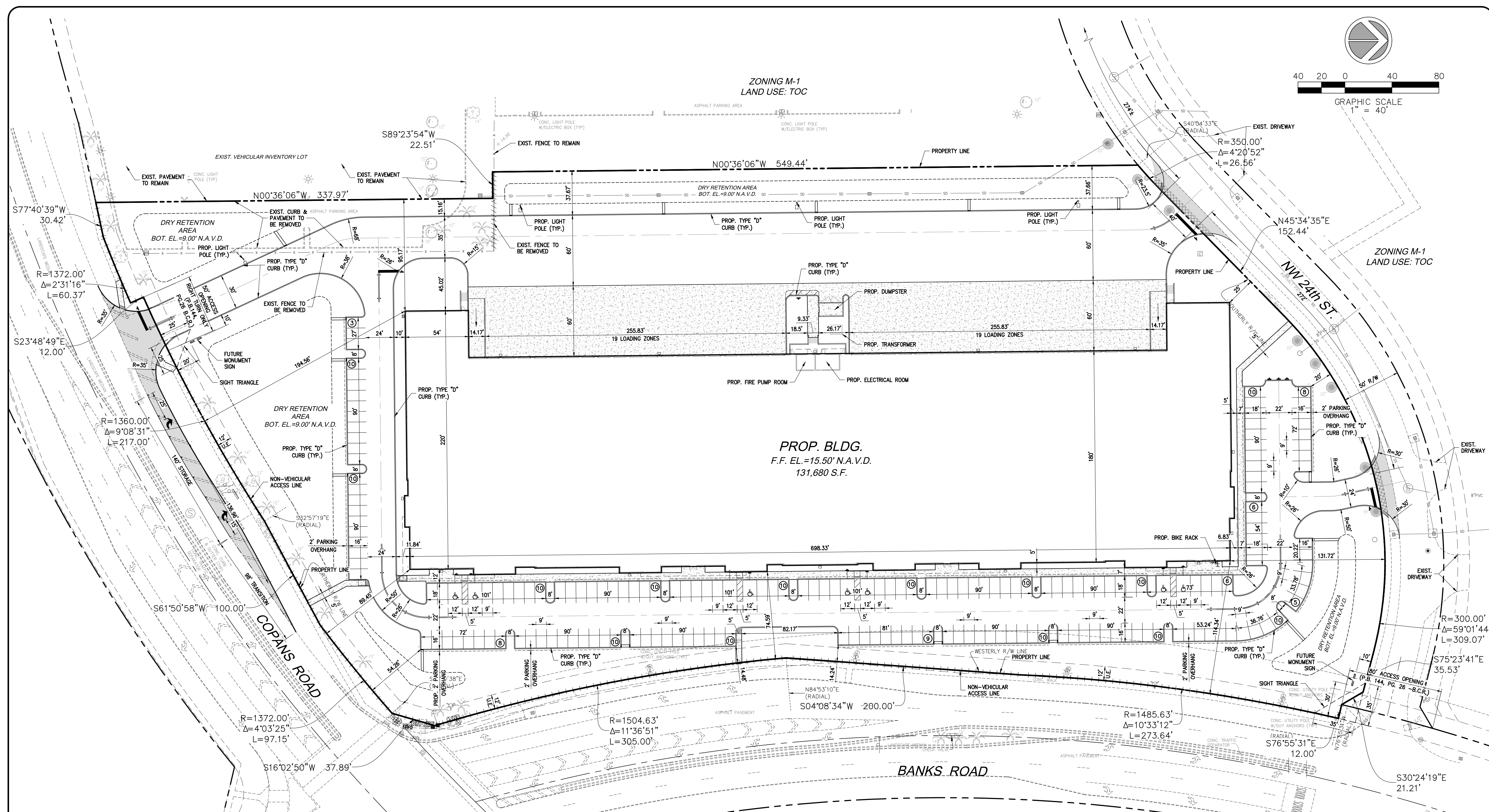
j. That the proposed development is consistent with the design criteria specified in Policy 2.6 and elsewhere in the land development regulations of the City of Margate.

Policy 13.2 Within the TOC land use category, the following mix of uses shall be included within the designated land. Office, Industrial and Residential uses shall be the principal uses. In addition, the maximum intensity allowed within the TOC is as indicated below:

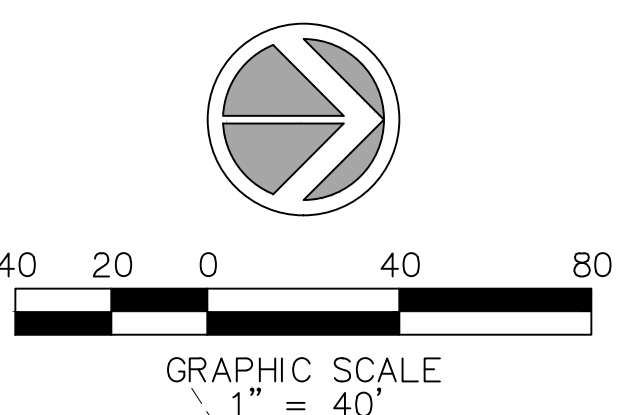
	Existing Built	TOC Need	TOC Max. Intensity
Commercial:	4,104,894 sq. ft.	350,000 sq.ft.	4,454,894 sq. ft.
Office	521,159 sq. ft.	850,000 sq.ft.	1,371,159 sq. ft.
Industrial	1,330,884 sq.ft.	500,000 sq.ft.	1,830,884 sq. ft.
Residential:	1,716 d.u.	3,000 d.u.	3,565 d.u.
Hotel:	55 rooms	500 rooms	555 rooms
Rec & Open	35 acres	NA	NA

Exhibit 9

Applicant's Site Plan
(Sheet SP1)



ZONING M-1
LAND USE: TOC



PROP. BLDG.
F.F. EL. = 15.50' N.A.V.D.
131,680 S.F.

SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	127,404	2.92 AC.	31.4%
PAVEMENT AREA	139,419	3.20 AC.	34.4%
CONCRETE SIDEWALK	6,763	0.16 AC.	1.7%
BUILDING AREA	131,680	3.02 AC.	32.5%
TOTAL AREA	405,267	9.30 AC.	100.0%
PERVIOUS CALCULATIONS			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	127,404	2.92 AC.	31.4%
IMPERVIOUS	277,862	6.38 AC.	68.6%
PARKING TABULATION			
PARKING PROVIDED			
TOTAL PARKING SPACES PROVIDED	177		
TOTAL HANDICAP SPACES PROVIDED	8		
TOTAL PARKING PROVIDED	185		
LAND USE	TOC		
ZONING	M-1		

- NOTES:
 1. WATER AND SEWER PROVIDED BY CITY OF MARGATE.
 2. WATER AND SEWER DEMAND: 131,680 S.F. X 0.1 G.P.D./S.F. = 13,168 G.P.D.

4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com
 Certificate of Auth. #7057/LB 7019
 Phone: (954) 777-3123
 Fax: (954) 777-3114

STE Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors

NO.	DATE	DESCRIPTION

FIRSTGATE COMMERCE CENTER
 CITY OF MARGATE, FLORIDA

SITE PLAN

DATE: JAN. 2020
 SCALE: 1"=40'
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB #: 19-3970

CITY OF MARGATE
 CLIFFORD R. LOYD
 LICENSE
 No. 56890
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

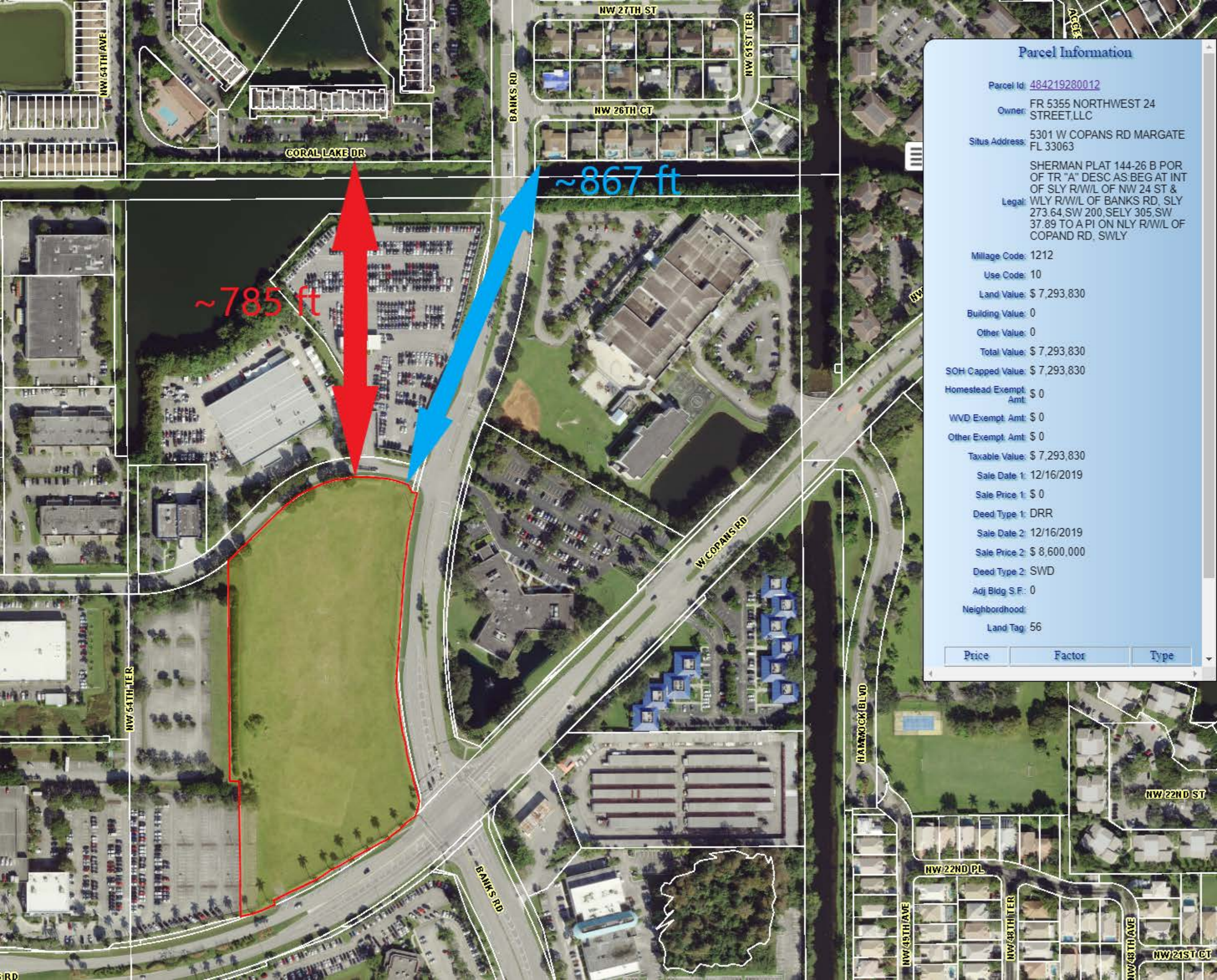
Date: January 20, 2021

K:\PROJECTS\19-xxx\19-3970.dwg, SPT, 1/20/2021 7:42:59 AM, L1, Sun-Tech Engineering, Inc. (M.A.S.)

FILE: K:\PROJECTS\19-xxx\19-3970.dwg, SPT, 1/20/2021 7:43 AM BY: Miguel A. Sosa
 PLOT DATE: 1/20/2021 7:43 AM BY: Miguel A. Sosa
 LAYOUT: [SP1]

Exhibit 10

Aerial Photo



Parcel Information

Parcel Id: [484219280012](#)

Owner: FR 5355 NORTHWEST 24 STREET,LLC

Situs Address: 5301 W COPANS RD MARGATE FL 33063

Legal: SHERMAN PLAT 144-26 B POR OF TR "A" DESC AS BEG AT INT OF SLY R/W/L OF NW 24 ST & WLY R/W/L OF BANKS RD, SLY 273.64, SW 200, SLY 305, SW 37.89 TO A PI ON NLY R/W/L OF COPAND RD, SWLY

Millage Code: 1212

Use Code: 10

Land Value: \$ 7,293,830

Building Value: 0

Other Value: 0

Total Value: \$ 7,293,830

SOH Capped Value: \$ 7,293,830

Homestead Exempt. Amt: \$ 0

WVD Exempt. Amt: \$ 0

Other Exempt. Amt: \$ 0

Taxable Value: \$ 7,293,830

Sale Date 1: 12/16/2019

Sale Price 1: \$ 0

Deed Type 1: DRR

Sale Date 2: 12/16/2019

Sale Price 2: \$ 8,600,000

Deed Type 2: SWD

Adj Bldg S.F.: 0

Neighborhood:

Land Tag: 56

Price

Factor

Type