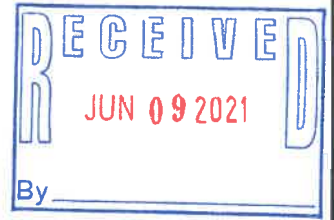




City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat Amendment

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

Submittal Date (official use):



Project Name FirstGate Commerce Center		DRC # 2021-267
Address Northwest Corner of Copans Road and Banks Road		
Acreage 9.30	Folio Number 484219280010	Paid: \$ 250.00
Existing Use automobile dealership		
Current Land Use Designation TOC	Current Zoning Designation M-1	
Legal Description Portion of Tract "A Sherman Plat according to the plat thereof as recorded in PB144 PG26		
of the public records of Broward County, Florida		

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

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

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

Property Owner's Signature

Page 1 of 7

Date

6-7-21

CITY OF MARGATE PLAT AMENDMENT APPROVAL PROCEDURES

Consult with the Development Services Department for applications (954-979-6213).



Contact Broward County Planning and Development Management Division (954-357-6666) for County applications and approval process.



Submit to the City of Margate via Development Services Department (954-979-6213) the required documentation in hard copy (3 paper sets) and digital copy (1 compact disc in pdf format) and the required **\$500** fee at least 30 days prior to the meeting*. Petitioners may apply to Broward County for a concurrent review.



Development Review Committee



Send Public Notice mailings at least 14 days prior to scheduled hearing and provide proof of mailing to the City at least 10 days prior. Post public hearing announcement sign on property at least 14 days prior to meeting per Section 31-55. (\$150 sign bond required). Applicant is responsible for all advertising costs.



Apply to City Commission via Development Services Department. Submit 1 compact disc in pdf format of required documents at least 16 days prior to the meeting.



City Commission (Resolution)



County approval process and recordation

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

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

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

NOTES:

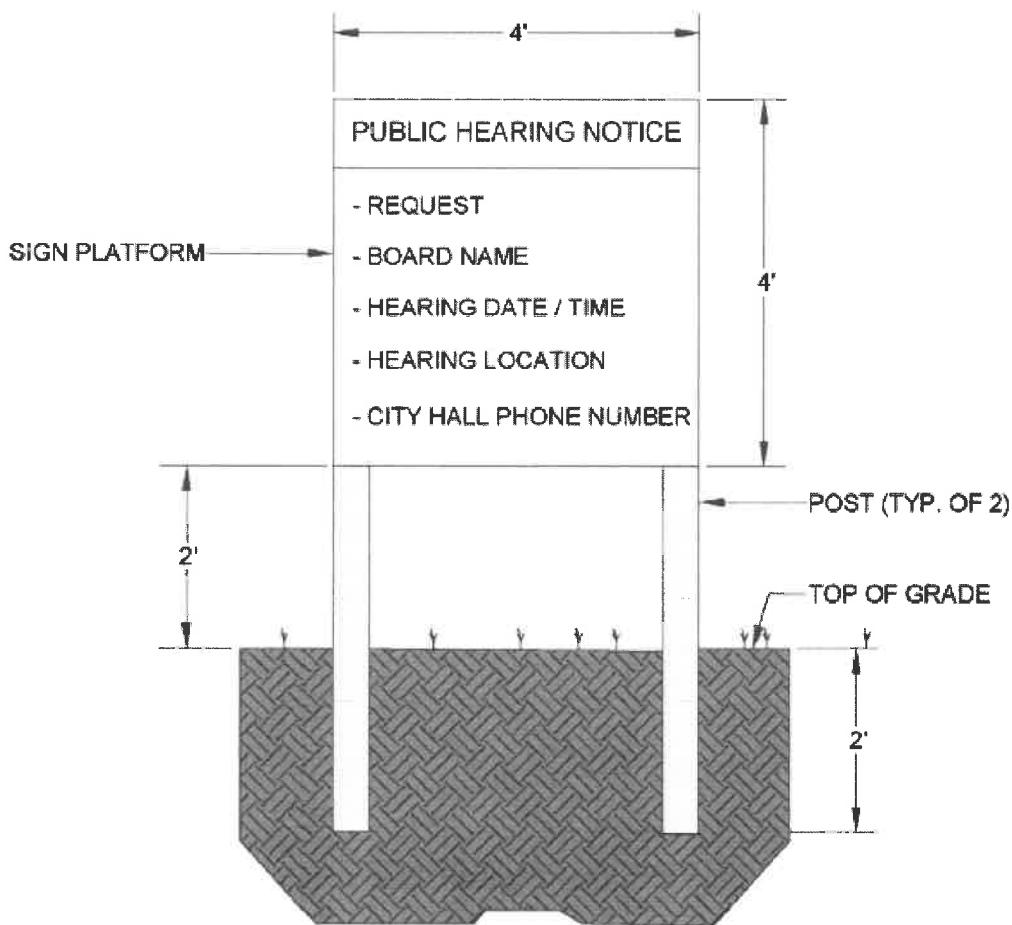
1. 3 paper sets of backup material (1 original, stamped/sealed + 2 copies*) and 1 compact disc in pdf format must be submitted with 1 original application cover sheet (p.1) to the Development Services Department at least 30 days prior to DRC meeting.
* Copies can use a copy of the original stamp/seal.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

CITY OF MARGATE

Public Hearing Announcement Sign Specifications

The sign must:

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





PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

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

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

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

5355 Northwest 24th Street, LLC
 Business or Property Name

Northwest Corner of Copans and Banks Road
 Address

[Signature]
 Signature

6-7-21
 Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date certain? _____

Two Business Days (after decision) _____

COMPLIED? Y N

If YES, initiate check request to Finance (601-0000-220.18-00)

If NO, inform Finance to deposit Bond (001-0000-369.90-01)

Copy to Petitioner, Finance Department
Original to File

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



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

Chirs Willson

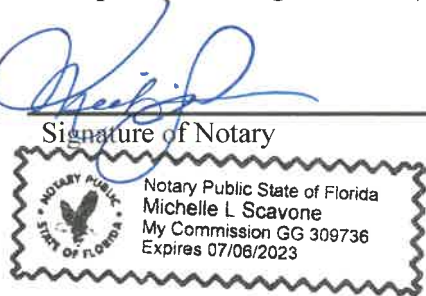
Print owner's name

Signature of owner

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 7 day of June, 2021 (year), by Chris Willson (name of person making statement).

Print or type name of Notary

Signature of Notary



[X] Personally known to me

Produced identification



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Development Services Department
901 NW 66th Avenue, Margate, FL 33063
954-979-6213

Applicant: FR5355 Northwest 24th Street, LLC

Agent/Authorized Representative: Chris Willson

Project Address: Northwest Corner of Copans Road and Banks Road

Project Name: FirstGate Commerce Center

Date: June 4, 2021

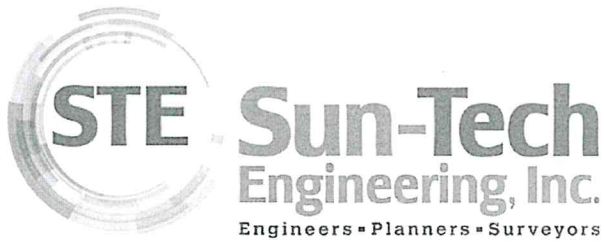
I, Chris Willson (print Agent/Authorized Representative name), on behalf of FR5355 Northwest 24th Street, LLC (print Applicant name),

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

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

Signature of Applicant or Applicant's Authorized Representative

Chris Willson
Name of Applicant/Authorized Representative



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

Certificate of Auth. #7097/LB 7019
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

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 6/08/21 00 Receipt no: 2255904

Type	SvcCd	Description	Amount
EF		ECDV PLAT/SUBDIV. RESERVE	
	Qty	1.00	\$250.00

APPLICAT. FOR PLAT AMENDMENT
OF NW COR.OF COPANS & BANKS RD
CONTACT- MIKE GAI
SUN-TECH ENGINEERING INC
4577 NOB HILL ROAD
SUITE 102
SUNRISE FL 33351
954-777-3123
GAISUNTECHENG.COM

Tender detail

CK Ref#:	43543	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 6/09/21 Time: 13:08:15

HAVE A GREAT DAY!