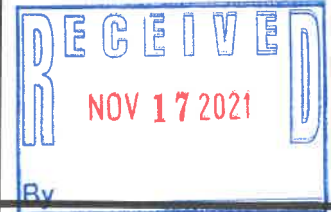




City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat Approval

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

Submittal Date (official use):



Project Name MARQUESA		
Address 5203 Coconut Creek Parkway		DRC #
Acreage 8.113 Ac.	Folio Number 4842-30-17-0190	Paid: \$250.00
Existing Use Existing Shopping Center / School		
Legal Description Central Park of Commerce - Parcel A (Plat Book 119 - Page 27)		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Plat / Site Plan (220 Apartment Units)

Applicant TC MC MARGATE APARTMENTS, LLC. / Mr. Tom Cabrerizo	
Address 7480 Southwest 40th Street, Suite #700, Miami, Florida 33155	
Phone Number (786) 655-8140	Fax Number
Email Address mliz@legacyresidential.com	

Agent/Contact Sun-Tech Engineering, Inc. / Clifford Loutan, P.E. / Principal	
Address 4577 Nob Hill Road, Suite 102, Sunrise, FL 33351	
Phone Number (954) 777-3123 Office	Fax Number (954) 609-0260 Mobile
Email Address cloutan@suntecheng.com	

Property Owner's Signature

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Date

11/12/2021

10/09/2020

CITY OF MARGATE PLAT APPROVAL PROCEDURES

Submit to the City of Margate via Development Services Department (954-979-6213) 3 paper sets (1 original + 2 copies) and 1 compact disc in pdf format of the required documentation and required fee at least 30 days prior to scheduled DRC meeting.*Petitioners may apply to Broward County for a concurrent review.



Development Review Committee



Apply to Planning & Zoning Board via Development Services Department. Submit 3 paper sets (1 original + 2 copies) and 1 compact disc in pdf format of the required documentation and required fee. All property owners of record within a 1,500' radius of the subject parcel are notified of the pending action by US Mail 14 days prior to meeting. Petitioners are responsible for advertising costs. Petitioners must post a public hearing announcement sign on the subject parcel at least 14 days prior to meeting, and pay **\$150** sign bond.



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. (\$150 sign bond required). Applicant is responsible for all advertising costs.



Planning & Zoning Board



Apply to City Commission via Development Services Department. Submit 3 paper sets (1 original + 2 copies) and 1 compact disc in pdf format of required documentation. Petitioner(s) are required to pay for advertising costs, if any. Petitioner(s) must update posted public hearing announcement sign on subject property at least 14 days prior to Commission meeting.



City Commission (Resolution)



County approval process and recordation

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

To access the Margate Code of Ordinances on-line:

1. Go to www.municode.com
2. Click on “Library”
3. Where it directs, “Select State,” select Florida.
4. Scroll down to “Margate” and click on it.
5. Click on “Margate Code of Ordinances”
6. From this page, you have the following options:
 - a. Enter a word to search for in the Code (will search entire code). If you enter a search word, municode will bring up appropriate sections of the Code. If you click on one of those sections and wait for it to fully load, it will take you to the first instance of your search word and your search word will always be highlighted.
 - b. Use the menu on the left to find a specific chapter of the Code
 - c. If you want only the ZONING CODE, go to the menu on the left-hand side of the page and scroll down until you see “Appendix A Zoning” and click on it.

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

1. Completed DRC application form.
2. Application fee.
 - a. Non-residential plat: \$1,000 + \$50 per acre
 - b. Residential plat: \$750 + \$5 per unit
3. Completed "PUBLIC HEARING SIGN REMOVAL BOND" and \$150 fee.
4. Completed "APPLICATION FOR PLAT PETITION" and \$250 fee application fee.
5. Data required on preliminary plat to include the following:
 - a. Proposed subdivision name or identifying title
 - b. Location sketch with section
 - c. North arrow, scale and date
 - d. Name of the owner of property or authorized agent
 - e. Name of the registered engineer or surveyor responsible for the plat
 - f. Locations and names of adjacent subdivisions
 - g. Subdivision boundaries with angles and distances
 - h. All existing water courses, canals, and bodies of water
 - i. All existing streets and alleys on or adjacent to the tract, including name and right-of-way tract
 - j. All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of-way have been established
 - k. Location and width of all proposed streets, alleys, right-of-way easements; proposed lot lines with dimensions, playgrounds, public areas, and parcels of land proposed or reserved for public use
 - l. Tract boundaries, clearly identified on all sides
 - m. Location with respect to one (1) or more land lines, identifying the section lines or other landlines shown
 - n. Streets on or adjacent to the tract, including street layout
 - o. Lots and blocks of adjacent recorded plats, giving plat book and page number along with names of such plats
 - p. Significant physical features, such as canals, lakes, etc
 - q. Proposed general lot layout with typical lot sizes
 - r. All existing easements including FPL, gas, water, or other pipeline easements, or other utility easements
 - s. Any proposed lakes, canals, rock pits, etc
 - t. A location sketch as required on final plats
 - u. The approximate legal description of the property being platted
6. Survey of subject property depicting current conditions and that is no more than five years old.
7. Concurrency analysis per Chapter 31 of the Margate Code of Ordinances.

NOTES:

1. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.
2. 3 paper sets of back up material (1 original + 2 copies) and 1 compact disc in pdf format must be submitted to the Development Services Department by appropriate deadline with application forms and required fee.
3. Large (24" x 36") surveys and/or plans must be collated, stapled, and folded into quarters, and then in half into 3 distinct sets.
4. The applicant or a representative must be present in order for a submission to be reviewed by the committee.
5. Applicant is responsible for all advertising costs. Required notice to be mailed to all property owners within 1,500 feet of the subject property and public hearing signs to be posted at least 14 days prior to Planning and Zoning Board meeting and City Commission meeting, per Section 31-55 of the Code of the City of Margate.



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, Hanna/Liz, 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.

TC MC MARGATE APARTMENTS, LLC.
Business or Property Name
5203 Coconut Creek Pkway
Address
[Signature]
Signature
11/16/2021
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 5203 Coconut Creek Parkway,
being the subject property for this PLAT APPROVAL application, and I give authorization to
Sun-Tech Engineering, Inc. / Clifford Loutan to file this petition for the said plat approval. 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.

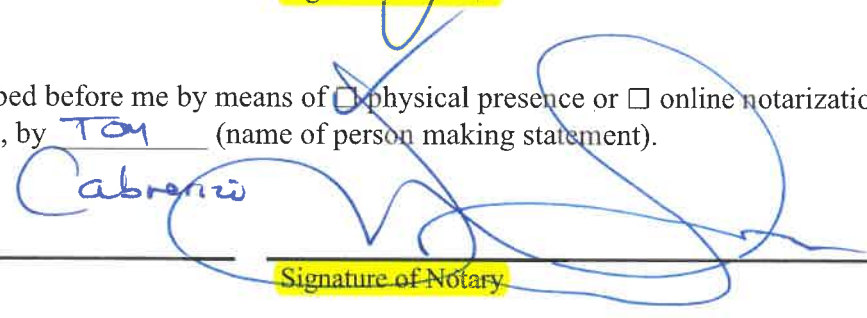
TC MC MARGATE APARTMENTS, LLC.

Print owner's name


Signature of owner

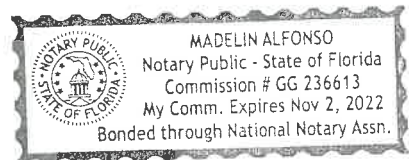
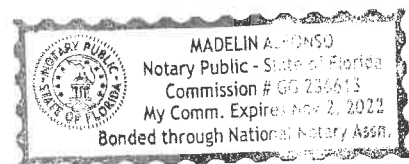
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,
this 12 day of Nov, 21 (year), by Tom (name of person making statement).

Madelin Alfonso
Print or type name of Notary


Signature of Notary

☒ Personally known to me

☐ Produced identification





APPLICATION FOR PLAT APPROVAL PETITION

Petitioner Sun-Tech Engineering, Inc.		(official use) PZ #
Project Name MARQUESA		
Address 5203 Coconut Creek Parkway		
Acreage 8.113 Ac.	Folio Number 4842-30-17-0190	
Existing Zoning Existing Shopping Center / School		Requested Zoning 220 Apartment Units
Legal Description Central Park of Commerce - Parcel A (Plat Book 119 - Page 27)		

NOTE: 3 paper sets (1 original + 2 copies) and 1 compact disc in pdf format of supporting data/plans must be submitted as well. Petitioner will also be responsible for cost of advertisements and notification mailings.

Signature of Petitioner

SUN-TECH ENGINEERING, INC.

Company Name

4577 NOB HILL ROAD
SUITE # 102

Address

(954) 777-3123

Phone Number

(954) 777-3114

Fax Number

If you would like this document in an alternate format, please call (954) 979-6213 or email dsd@margatefl.com



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: TC MC Margate Apartments, LLC.

Agent/Authorized Representative: _____

Project Address: 5203 Coconut Creek Parkway

Project Name: MARQUESA

Date: November 12, 2021

I, Clifford Loutan, P.E. / Sun-Tech Engineering, Inc. (print Agent/Authorized Representative name), on behalf of TC MC Margate Apartments, 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

Tomas CABRERIZO

Name of Applicant/Authorized Representative