



City of Margate

5790 Margate Boulevard
Margate, FL 33063
954-972-6454
www.margatefl.com

Summary Agenda Planning and Zoning Board

Richard Zucchini, Chair
VACANT, Vice Chair
Juli Van Der Meulen, Secretary
Todd Angier, Board Member
Gail DeAngelis, Board Member

***** PLEASE NOTE THAT THE PLANNING AND ZONING MEETING
WILL BEGIN PROMPTLY AT 7 PM, OR IMMEDIATELY AFTER
THE BOARD OF ADJUSTMENT MEETING. *****

Tuesday, September 7, 2021

7:00 PM

Commission Chambers and Zoom.us
Webinar ID: 839 5812 0879

<https://us02web.zoom.us/j/83958120879>

CALL TO ORDER

1) APPROVAL OF MINUTES

- A. [ID 2021-358](#) APPROVAL OF MINUTES FROM THE PLANNING AND ZONING MEETING
ON FEBRUARY 2, 2021, APRIL 6, 2021 AND JUNE 1, 2021.

Attachments: [BACKGROUND: MINUTES FEBRUARY 2, 2021](#)
[BACKGROUND: MINUTES APRIL 6, 2021](#)
[BACKGROUND: MINUTES JUNE 1, 2021](#)

2) NEW BUSINESS

- A. [ID 2021-361](#) CONSIDERATION OF A SUBDIVISION RESURVEY TO FURTHER
SUBDIVIDE A PORTION OF SHERMAN PLAT TO CONSTRUCT A 135,000
SQUARE FOOT WAREHOUSE DISTRIBUTION FACILITY ON A VACANT
PORTION OF THE PARCEL.
LOCATION: 5301 WEST COPANS ROAD.
ZONING: LIGHT INDUSTRIAL (M-1)
LEGAL DESCRIPTION: 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.
PETITIONER: MIKE GAI, SUN-TECH ENGINEERING, INC AGENT FOR
CHRIS WILLSON, FR 5355 NORTHWEST 24 STREET, LLC

Attachments: [BACKGROUND: APPLICATION](#)
[BACKGROUND: SUBDIVISION RESURVEY](#)
[BACKGROUND: SURVEY](#)
[BACKGROUND: SITE PLAN AS EXHIBIT](#)
[BACKGROUND: DRC STAFF COMMENTS 11/10/2020](#)
[DSD STAFF MEMO 9/7/2021](#)

- B. [ID 2021-359](#)** CONSIDERATION OF A **PLAT NOTE AMENDMENT** TO SUBDIVIDE TRACT A OF THE SHERMAN PLAT INTO PARCELS “A” AND “B” AND ADD 135,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.
LOCATION: 5301 WEST COPANS ROAD
ZONING: LIGHT INDUSTRIAL (M-1)
LEGAL DESCRIPTION: 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.
PETITIONER: MIKE GAI, SUN-TECH ENGINEERING, INC AGENT FOR CHRIS WILLSON, FR 5355 NORTHWEST 24 STREET, LLC

Attachments: [BACKGROUND: APPLICATION](#)
[BACKGROUND: DRC COMMENT RESPONSE LETTER](#)
[BACKGROUND: TRAFFIC ENGINEERING EVALUATION #1](#)
[BACKGROUND: CONCURRENCY REVIEW](#)
[BACKGROUND: ORIGINAL SFWMD PERMIT AND CALCULATIONS](#)
[BACKGROUND: DRAINAGE REPORT](#)
[BACKGROUND: DRAINAGE PERMIT MAP](#)
[BACKGROUND: EXISTING PLAT NOTE AMENDMENTS](#)
[BACKGROUND: PLAT](#)
[BACKGROUND: SURVEY](#)
[BACKGROUND: DRC STAFF COMMENTS 7/13/2021](#)
[BACKGROUND: BROWARD COUNTY SURFACE WATER MANAGEMENT RE](#)
[BACKGROUND: COUNTY PLAT NOTE APPROVAL 1996](#)
[BACKGROUND: TRAFFIC ENGINEERING EVALUATION #2](#)
[BACKGROUND: PARCEL A SKETCH AND LEGAL](#)
[BACKGROUND: PARCEL B SKETCH AND LEGAL](#)
[BACKGROUND: BROWARD COUNTY DEVELOPMENT REVIEW REPORT](#)
[BACKGROUND: DRC STAFF COMMENTS 08/10/21](#)
[DSD STAFF MEMO 9/7/2021](#)

3) GENERAL DISCUSSION

ADJOURNMENT

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, the person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at 954-972-6454 with their request at least two business days prior to the meeting date.

One or more members of the City Commission or advisory boards of the City of Margate may be in attendance and may participate at the meeting.

The City of Margate will be holding this meeting through the use of electronic communication. Members of the public are invited to join the City of Margate meeting by accessing the meeting through Zoom using Webinar ID: 839 5812 0879 or can call in via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

- Any comments related to any item on the agenda can be submitted to the Development Services Department via the following e-mail address: DSD@margatefl.com.

THROUGH THE CITY'S WEBSITE:

Go to www.margatefl.com

Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting website address

PRIOR to the start of the meeting, email Public Comments to DSD@margatefl.com (all public comments that are three (3) minutes or less will be read into the record.)

ALTERNATE OPTION FOR VIEWING AND PARTICIPATING IN THE MEETING:

THROUGH ZOOM TECHNOLOGY:

Instructions for Attendees\Participants:

Topic: "Virtual Meeting - Planning and Zoning Board Meeting"

Enter the following link to join the webinar: <https://us02web.zoom.us/j/83958120879>

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099

Webinar ID: 839 5812 0879

To virtually raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand and dial *6 to toggle mute/unmute
2. If going through mobile (phone/tablet) app, to raise hand select "Participants", then see option to raise hand.
3. On the computer users should click "Participants" then see option to raise hand
4. Once you have been selected to speak, you will be prompted to unmute your device or stay muted.