

City of Margate DEVELOPMENT REVIEW COMMITTEE Application for Plat Amendment

11-05-14411:32,80)

Submittal Date (official use):

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

- ******	, , , , , , , , , , , , , , , , , , ,		
Project Name BB&T Bank - Co-			
Address 5700 Coconut Creek Parkway,	DRC# 12-14-01		
Acreage 0.866 Ac	Folio Number 4842 30 35 0010	Paid: \$ 500.00	
Existing Use Commercial (Previously Gas Station)			
Legal Description Parcel A, Farris Margate Corner Plat accordingly to Plat thereof as recorded in Plat Book			
178, pages 171 and 172 of the Public Records of Broward County, Florida			

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

Amendment of Plat Restriction note to allow for construction of a 3,200 SF Commercial Branch Bank with

drive thru facilities on the Existing Farris - Margate Corner Plat, CFN 108778527, pages 1 and 2 of 2

Agent/Contact Name H & T Consultants, Inc. c/o Lee Thompson				
Address 9310 Old Kings Road South, Suite 1001 Jacksonville, Florida 32257				
Phone Number 904-419-1001 Fax Number 904-419-1004				
Email Address handtcon@bellsouth.net				

Property Owner Names James G. Farris and Shirley J Fa	rris
Address 124 NE 3rd Street Pompano Beach, Florida 33060	
Phone Number 954-943-2945	Fax Number
Email Address	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the pregulations of Chapter 16 ½ of the Margate City Code.

Property Owner's Signature James
Property Owner's Signature

Date // 3/14

*** City of Margate CUSTOMER RECEIPT ***

Batch ID: AMORALES

11/05/14 00

Receipt no:

18857

Amount

\$500.00

Type SvcCd Description EQ ECDV MISCELLANEOUS

1.00 Qty

INC 9310 OLD KINGS RD S H T CONSULTANTS, STE 1001

BB&T-5700 COCONUT CREEK PKWY JACKSONVILLE, FL 32257-6196 RE: PLAT AMENDMENT REQUEST

Tender detail

7529

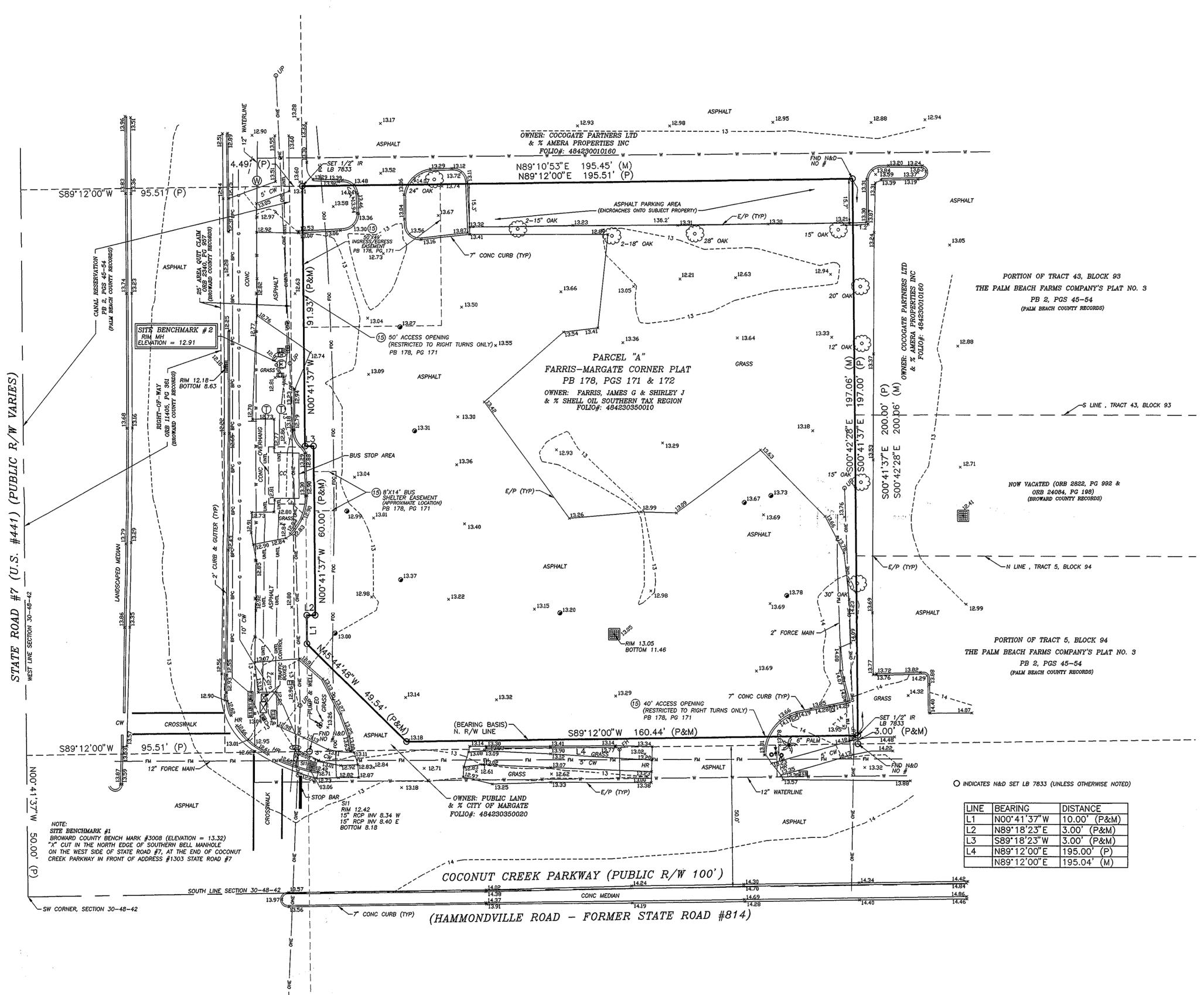
Total tendered: CK Ref#:

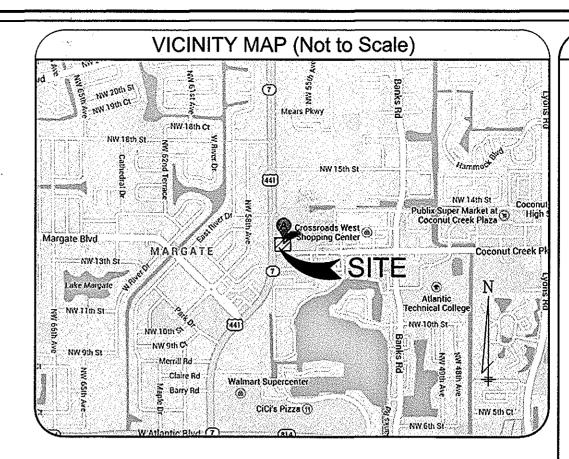
\$500.00 \$500.00 \$500.00

Total payment:

Time: 12:43:11 HAVE A GREAT DAY! Trans date: 11/06/14

BOUNDARY & TOPOGRAPHIC SURVEY





DESCRIPTION:

PARCEL A, FARRIS - MARGATE CORNER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 171 AND 172, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE B-2 EXCEPTIONS NOTES:

10. INTENTIONALLY DELETED.

11. INTENTIONALLY DELETED.

12. ORDINANCE NO. 2007-30 RECORDED IN OFFICIAL RECORDS BOOK 44650, PAGE 1429, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

13. ORDINANCE NO. 2007-29 RECORDED IN OFFICIAL RECORDS BOOK 44650, PAGE 1467, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

14. INTENTIONALLY DELETED.

15. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS SET FORTH AND/OR SHOWN ON THE PLAT OF FARRIS — MARGATE CORNER PLAT, RECORDED IN PLAT BOOK 178, PAGES 171 AND 172, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AFFECTS SUBJECT PROPERTY: AS SHOWN HEREON)

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF COCONUT CREEK PARKWAY; BEING: S89*12'00"W PER PLAT BOOK 178, PAGE 171 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS SITE LIES IN SHADED ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12011C0355H, CITY OF MARGATE, FLORIDA AND HAVING AN EFFECTIVE DATE OF AUGUST 18, 2014.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 2061-3243753, EFFECTIVE: SEPTEMBER 28, 2014, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION #3008, BEING: 13.32 FEET, (NGVD 29), PUBLISHED BY THE HIGHWAY CONSTRUCTION & ENGINEERING DIVISION OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

Branch Banking and Trust Company, a North Carolina banking corporation; James G. Farris; Shirley J. Farris; GrayRobinson, P.A.; Alston & Bird LLP; First American Title Insurance Company



- CALCULATED - CALCULATED & MEASURED - CENTRAL ANGLE - CONCRETE BLOCK WALL - CENTERLINE - CONCRETE MONUMENT - CORRUGATED METAL PIPE - DUMPSTER PAD — DRIVEWAY — ELECTRIC METER - ELECTRICAL OUTLET - EASEMENT - EDGE OF PAVEMENT - FLOOD INSURANCE FLOOD INSURANTE RATE MADE RATE MADE - FINSHED FLOOR ELEVATION - FIRE HYDRANT - FLOOD LINE - FLOOD LIGHT ND - FOUND FOC - FIBER OPTIC CABLE - FLAG POLE - GAS LINE - IRON PIPE IR - IRON ROD UB - STORM JUNCTION BOX - ARC LENGTH - LIGHT POLE - LANDSCAPE - METAL LID — MITERED END SECTION - OVERHEAD ELECTRIC - ON LINE - PLAT BOOK - POINT OF CURVATURE - POINT OF INTERSECTION - PLAT & MEASURED - POINT OF BEGINNING - POINT OF COMMENCEMENT - POWER POLE - PARKING SPACES - POINT OF TANGENCY - PLASTIC PIPE - CURVE RADIUS - RAMP SANITARY MANHOLE - SANITARY LINE - SIGN STORM/DRAIN LINE - STORM MANHOLE - STORM INLET - TELEPHONE MANHOLE TP - TRAFFIC POLE - TRAFFIC SIGN T - TRANSFORMER/JUNCTION BOX - TELEPHONE RISER TSB - TRAFFIC SIGNAL BOX TSW - TRAFFIC SIGNAL WIRE TV - CABLE TV RISER TYP - TYPICAL UE - UTILITY EASEMENT UP - UTILITY POLE -W- - WATER LINE WF - WOOD FENCE WATERLINE MANHOLE - WATER VALVE — EASEMENT NUMBER

LEGEND

ADDRESS:

5700 Coconut Creek Parkway Margate, FL 33063

Job Information JOB NO. 900992 CF NO. BC178-171 FIELD DATE: 10-06-14 SCALE: 1"=20' DRAWN BY: PJT

	Revisions	
Date:	Description	Ву:
10-15-14	Added Title Commitment	PJT
10-27-14	Revised per revised Title Commitment	RÇJ
		•

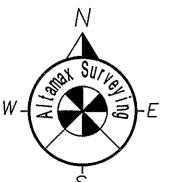
Altamax Surveying

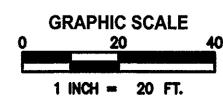
910 Belle Avenue, Suite 1140 Casselberry:::Fh.,32708 Phone:: 4970-677-0200 Licensed Business No. 7833 www.altama.surveying.com

Robert C. Johnson PSM 5551

OT VALID WITHOUT THE SIGNATURE AND THIS ORIGINAL RAISED SEAL OF THIS FLORIDA DEEPSED SURVEYOR AND MAPPER.

SHEET 1 OF 1







CFN # 108778257, Page1 of 2 Recorded 08/06/2009 at 12:40 PM

<u>DEDICA TION</u>

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That <u>JAMES G. FARRIS AND SHIRLEY J. FARRIS</u>, COUNTY OF BROWARD owners of the lands described in and shown as included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "FARRIS — MARGATE PLAT", being a replat of a portion of Tract 43, Block 93 and a portion of Tract 5, Block 94, THE PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 — 54, Palm Beach County Records, being in Section 30, Township 48 South, Range 42 East, Broward County, Florida.

The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

INI WITNIESS WHEREOF. We becaunto se	et our hands in the City of TOMPANO BENCH, Coun	the of Remarks
	day of OCTOBER, 2008.	
Witness (as to both): M. alexande	Name of witness printed M. ALEXANDER	James G. Farrris: June G. Huis
Witness (as to both): M. Alepande		Shirley J. Farris Sheeley J. Jan
<u>ACKNOWLEDGMENT</u>		
STATE OF FLORIDA SS The foregoing COUNTY OF BROWARD SS by James G.	ng instrument was acknowledged before me this Farris and Shirley J. Farris.	15 day of Aclober, 20
They are:		
[X] personally known to me or		
[] have produced	, as identification,	
I x I did take and oath.		Carolyn B. Applegate
LANJUIU CUNG UIIU OUCII.		Commission # DD402626

"FARIS - MARGATE CORNER PLAT"

A REPLAT OF A PORTION OF TRACT 43, BLOCK 93 AND A PORTION OF TRACT 5, BLOCK 94,
TOGETER WITH ADJACENT ROAD RESERVATIONS
"THE PALM BEACH FARMS COMPANY'S PLAT NO. 3"
(PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS),
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF MARGATE, BROWARD COUNTY, FLORIDA
OCTOBER, 2008

plat day of	City Planning and Zoning Bod CEMBER 20 08 Howard Brown lice Morris Lichtenstein, Chairm		Ite Planning # -P-	<u>-08)</u>	
By:	M orris L ichtenstein , Chairm	an, this	day of	<u> </u>	<u>City of</u> Maraate
STATE OF ELODIOA					Corporate Seal:
COUNTY OF BROWARD SS TH	HIS IS TO CERTIFY: That this posterior of MARGATE, FLORIDA,	in and by RESO.	cepted and approved LUTION NO. <u>[[-389]</u>	for record by the CIIY CC , adopted by the said	MMISSION OF City Commission,
eveloper provides this munic	issued for the construction, ex sipality with written confirmation	•		ALC: NO.	
et due. A D	Pam Donovan	or this Wth	day of Fehruna	1	
					Seal
IY ENGINEER'S SIGNATURE is plat is approved and acc	cepted for record this _2874	day of July	20 09		
A A LL	RAYIKANTA R. ZHITEFU			n No. 53835	
	ENTAL PROTECTION AND GROW		<u>DEPARTMENT</u>		
s plat is approved and acc	cepted for record this	day of July	······································		Rôbert Plean
9. By: Zal v1.	Director / D	esignee			County Surveyor's
POWARD COUNTY HIGHWAY	CONSTRUCTION AND ENGINEERIN	VG SERVICES DIVI	<u>'S/ON</u>		
s plat has been approved	and accepted for record.				
V. Roll P. Jay Sh.	7/28/09 By:	Julan C	2-129/09		
obert P. Legg, Jr. ofessional Surveyor and Mo	apper Direc	:	(date)		
orida Registration Number:	Florie	essional Engineer da Registration N	}		Richard Tornese Acting Engineers
ROWARD COUNTY PLANNING US IS TO CERTIFY: That th	he Broward County Planning Co	uncil approved to	his plat subject to its	s compliance with dedication	
	this 20TH day of Noven Chairperson Th	is plat complies	with the approval of	the Broward County Plann	ing Council of the
	and accepted for record this		august	_, 20_09.	
	Executive Dire	ector or Designee			
ROWARD COUNTY FINANCE A	AND ADMINISTRATIVE SERVICES	DEPARTMENT -	COUNTY RECORDS DIV	ISION - MINUTES SECTION	
					r record by the Board of County
mmissioners of Broward Co	ounty, Florida, this14	VOT April	, 20 <u>09</u> , ATTESTS E	BERTHA HENRY - COUNTY	ADMINISTRATOR
Contraction Contractions	Deputy	B_{j}	Hughe	<u>46 </u>	ayor — Broward County, Florida.
ROWARD COUNTY FINANCE A	AND ADMINISTRATIVE SERVICES	DEPARTMENT —	COUNTY RECORDS DIV	<u> ISION — RECORDING SECTIO</u>	<u>2N</u>
is plat filed for record this	56*h day of AUEUST		_, in BOOK	of PLATS, at Page_LZL	, record verified.
TTEST: BERTHA HENRY - C	COUNTY ADMINISTRATOR By:_	Mary	L'Ullians.	Deputy	WAY COMA
IRVEYOR'S CERTIFICATE					CREATE
TATE OF FLORIDA SS	I HEREBY CERTIFY: That the	attached plat is	a true and correct	representation of the lands	OCT. 15
OUNTY OF BROWARD	subdivided and platted under in Stapter 177, Part 1, FLORIDA Si	ny responsible d	ther that the provision	on, that the survey data s	s recently surveyed, 1915 shown complies with the
· :	77.091 of said Chapter 177, of				
e referenced to NATIONAL	GEODETIC VERTICAL DATUM OF	1929 and were	established in conform	nity with the standards aa	opted by the National
• • • • • • • • • • • • • • • • • • •	Vertical Control. This plat contends of the contends of the control of the contends of the con	· · · · · · · · · · · · · · · · · · ·	licable sections of Ch	hapter 61G17-6, FLORIDA	ADMINISTRATIVE CODE.
S PIUL UGIEU UL FOIL LUUUE	Judie, Hollad, Ulis <u>III</u> ady of	UCCUUCI, ZUUO.			""COMM/SS
					S: CREATED
					<u> </u>

PREPARED BY: McLAUGHLIN ENGINEERING CO.

400 N.E. 3rd AVENUE

FORT LAUDERDALE

FLORIDA 33301

TEL. (954) 763-7611

FAX (954) 763-7615

Certificate of Authorization Number: LB 285

400 Northeast 3rd Avenue Fort Lauderdale, Florida 33301

Berald A. McLaughlin

SURVEY FILE NO. 08-3-

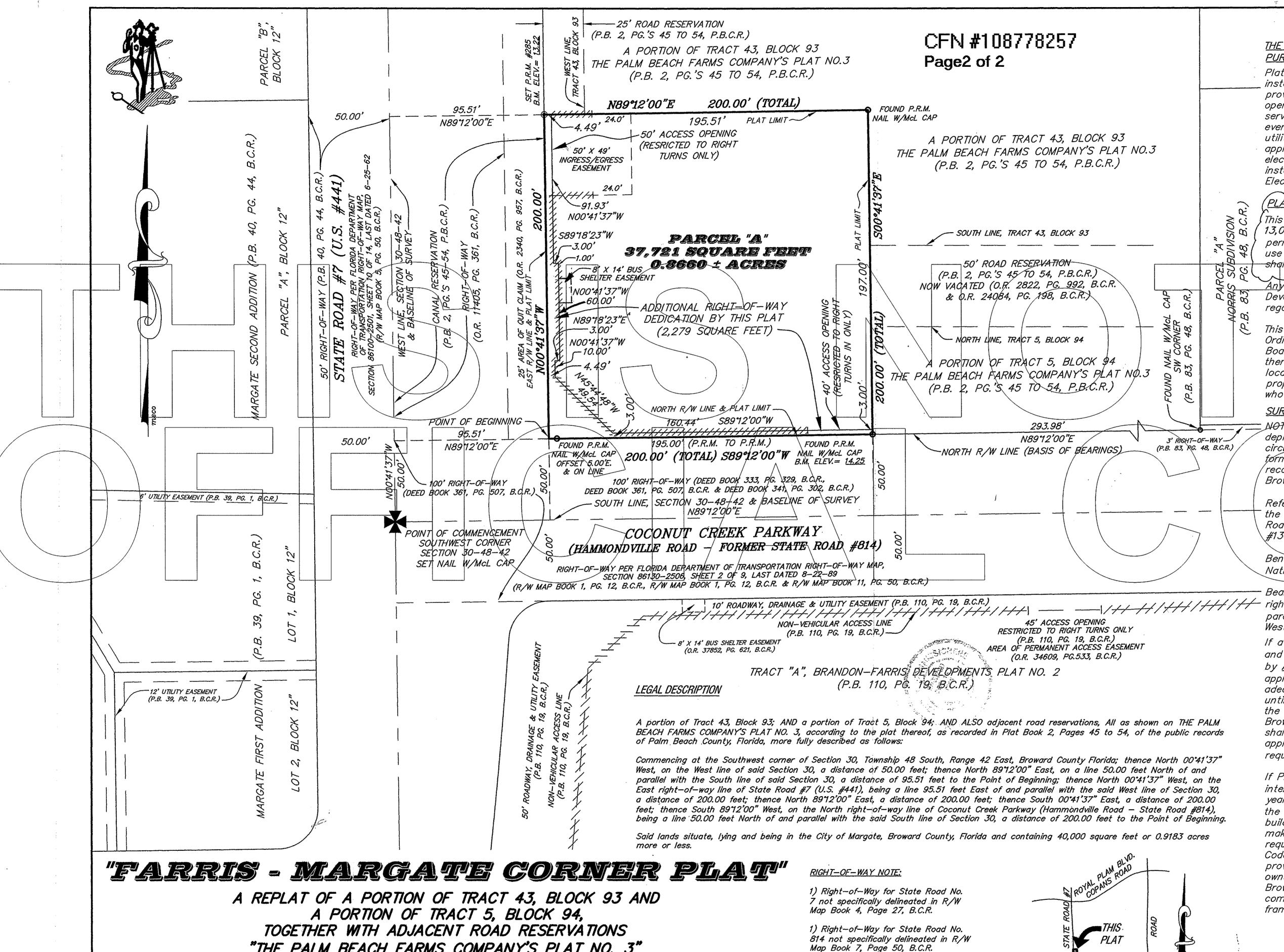
Registered Land Surveyor No. 5269

for McLAUGHLIN ENGINEERING COMPANY

McL JOB NO. U-4697

. 0-4037 047-MP-

SHEET 2 OF 2 SHEETS



FORT LAUDERDALE

"THE PALM BEACH FARMS COMPANY'S PLAT NO. 3" (PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS), SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA OCTOBER, 2008

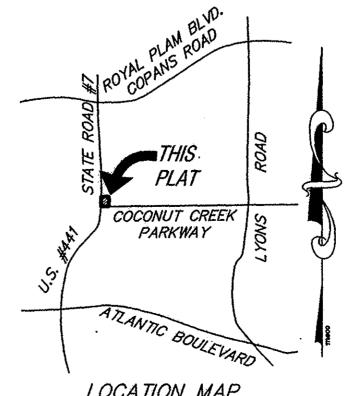
GRAPHIC SCALE



1) Right-of-Way for State Road No. 7 not specifically delineated in O.R. 6082, Page 312, B.C.R.

FLORIDA 33301

TEL. (954) 763-7611



LOCATION MAP NOT TO SCALE

FAX (954) 763-7615

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

PLAT RESTRICTION:

This plat is restricted to 8,500 square feet of Commercial use and 13,000 square feet of Office use. Banks and drive-thru facilities are notpermitted, and commercial/retail uses are not permitted in the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Any structure within this plat must comply with Section IX D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

SURVEYOR'S NOTES:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: Broward County Bench Mark #3008; "X" Cut is the North edge of Southern Bell Manhole on the West side of State Road #7, at the end of Coconut Creek Parkway in front of address #1303 State Road #7.

Bench Mark Elevation = 13.32 (Bench Mark Elevation is referenced to National Geodetic Vertical Datum of 1929)

Bearinas shown refer to an assumed meridian and assume the North parallel with the South line of Section 30-48-42) as South 8912'00" West, by found monuments as shown hereon.

> If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by April 14, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and / or

> If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by April 14, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time

LEGEND

 P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)

NO. - indicates number SQ. FT. - indicates square feet B.M. ELEV. — indicates Bench Mark Elevation L.B. - indicates Licensed Business Number P.B. PG. - indicates Plat Book & Page B.C.R. - indicates Broward County Records O.R., PG., - indicates Official Record, Page P.B.C.R. - indicates Palm Beach County Records

• P.R.M. NAIL w/McL Cap - indicates Nail with McLaughlin Engineering Co. Cap //////// indicates Non-Vehicular Access Line

McL JOB NO. U-4697 SURVEY FILE NO. 08-3-068

NAT_MP_NR

