

BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # 13-15
HEARING DATE 4-2-15

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: Miriam Jimenez Date: 3-23-15

Relationship to Subject Property: owner

Address of Property: Hammon Heights Sec 2-34-46 B Lots 122 & 123

Legal Description: 603 Melaleuca Dr Margate FL 33063

Describe Variance Requested: Fence size at minimum 6' high.

List Details of Hardship: To block general public from coming in

Signature of Applicant

Phone # 954 608 4067

5379 Lyons Rd #1157
Address Coconut Creek FL 33023
Fax# 954 4200231

PART II. TO BE COMPLETED BY THE ECONOMIC DEVELOPMENT DEPT.

Describe request and how it varies from the Code: See Attached

Section of Code involved: _____ Zoning of Property: _____

Have plans been submitted to and approved by the Building Department? _____

Additional Comments: _____

By: _____
Economic Development Director

Date: _____

PART III. TO BE COMPLETED AFTER BOARD OF ADJUSTMENT ACTION.

Board Action: Approved _____ Denied _____ Tabled to: _____

List Any Special Conditions: _____

Chairman of the Board of Adjustment

Date

Secretary of the Board of Adjustment

Date

to the facility for the safe of the residents.

- For example: In more than one occasion police have ~~taken~~ chase a criminal to catch them in our building. A guy that stayed another guy was taken out by the police at gun point ~~that~~ "he hide in unit 2."

PETITIONER: Miryam Jimenez

HEARING NO.: BA-13-2015

SECTION OF CODE: Section 3.14(15)

ZONING: R-3 Multi-family dwelling

Code requires for all plots of multiple dwellings, fences, walls and hedges in front and corner yards shall not exceed a height of four feet above the established grade. Petitioner is requesting permission to erect a fence in the front and corner yards at a height of six feet.

Section 3.14(15) of the Margate Zoning code requires all plots of multiple dwellings having a fence in the front and corner yards to not exceed four feet in height. In addition to the existing fence in the rear of the property, the petitioner is requesting to place a six foot high fence in the front and corner yards of the property in order to provide safety to the residents of the facility. The fence proposal includes chain link fence behind landscaping with vehicle gates of galvanized picket fence. Based on these findings, staff recommends approval of this variance request with the condition that the entire proposed fence is made of galvanized picket.

RECOMMENDATION: APPROVE

**APPROVE WITH
CONDITIONS**

DENY

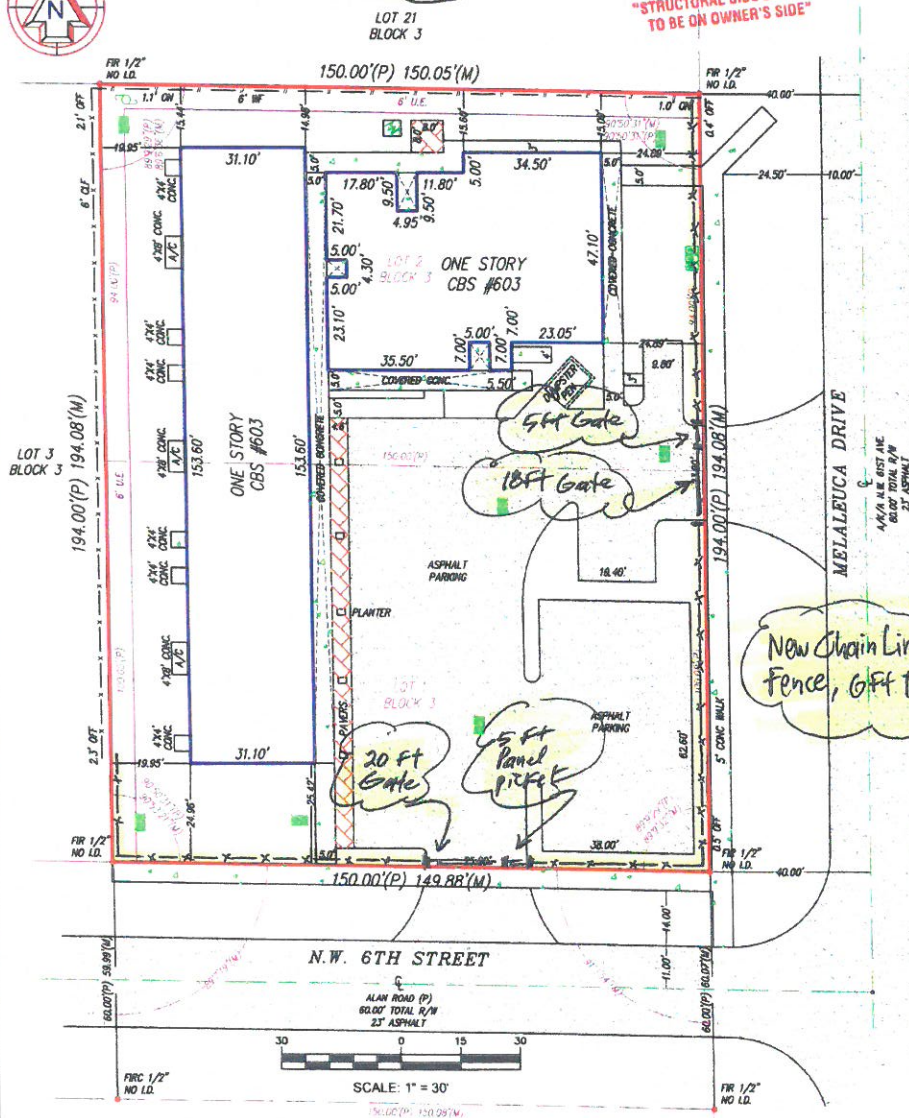


Director of Economic Development

24 MAR 15

Date

All Gates Galvanized Picket Total Fence Length - 370 LF



FILE NUMBER: MEL.DR.07-14

BOUNDARY SURVEY



DATE: 07-13-2014
FILE NUMBER: MEL.DR.07-14
PROPERTY ADDRESS: 603 MELALEUCA DRIVE MARGATE, FL 33063
LEGAL DESCRIPTION: COUNTY: BROWARD
MIRYAM JIMENEZ
FLOOD INFORMATION:
COMMUNITY NUMBER: 120047
PANEL NUMBER: 0115
DATE OF INDEX: 08-18-92 SUFFIX: F
FLOOD ZONE: AH BASE FLOOD ELEV: 11.0



LEGEND & ABBREVIATIONS:

- AC - AIR CONDITIONER
- BM - BENCHMARK
- C - CALCULATED
- C.C. - CONCRETE GUTTER OR VALLEYED GUTTER
- C.G. - CURB & GUTTER
- CH - CHORD
- C.M.E. - CANAL MAINTENANCE EASEMENT
- C.N.A. - CORNER NOT ACCESSIBLE
- CONC. - CONCRETE
- D - DELTA (CENTRAL ANGLE)
- D.E. - DRAINAGE EASEMENT
- E.O.P. - EDGE OF PAVEMENT
- FC - FENCE CORNER
- FER - FOUND DRILL HOLE
- FE - FENCE ENDS
- F.F. - FINISHED FLOOR
- FINFR - FOUND IRON PIPE/ROD
- FN - FOUND NAIL
- FN.D. - FOUND NAIL AND DISC
- FN.N. - FOUND PANNER KALON NAIL
- LD - SURVEYOR'S IDENTIFICATION
- CHATT - CHATTANOOGUE, EPOXY-STONE
- L - LEGNOT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- M - MEASURE
- O.S. - OFFSET
- PI - PLAT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- PL - PLANTER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.R.C. - POINT OF REVERSE CURVATURE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.T. - POINT OF TANGENCY
- R - RADIOS
- R - RECORD
- R.O.W. - RIGHT-OF-WAY
- SR - SET 1/2" IRON ROD
- S.D. - SET NAIL AND DISC
- (TYP) - TYPICAL
- U.E. - UTILITY EASEMENT
- W.E. - WATER'S EDGE
- POINTS OF INTEREST
- ① SPECIFIES POINT OF INTEREST
- ② SPECIFIES POINT OF INTEREST
- OVERHEAD CABLE(S) (OH)
- POLYVINYLCHLORIDE FENCE (PVCF)
- WIRE OR CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- MASONRY OR CONCRETE BLOCK WALL
- CONCRETE
- OVERHANGING OR ROOF
- COMMUNICATIONS BOX
- CATCH BASIN
- SEWER MANHOLE
- UTILITY POLE (UP)
- LIGHT POLE (LP)
- WATER METER (WM)
- UTILITY ANCHOR
- FIRE HYDRANT (FH)
- CENTER LINE
- PROXIMITY LINE
- WATER VALVE / CLEANOUT
- CABLE BOX (CATV)
- ELECTRIC BOX (EB)
- ELECTRIC BOX (FPL)
- HANDICAP PARKING (HCP)
- PLANTER OR PLANTED
- ELEVATION MARKER
- TREE (SIZE/TYPE)
- TREE (SIZE/TYPE)
- TREE (SIZE/TYPE)
- TREE (SIZE/TYPE)

GENERAL NOTES:

THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY ALLSTATE SURVEYING, LLC. OR THE SIGNING SURVEYOR WHEN COPIED BY OTHERS.
UNLESS OTHERWISE SHOWN HEREON, THE FOLLOWING NOTES APPLY:
* RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT AND POINTS ARE WITHIN 0.10' POSITIONAL TOLERANCE.
* THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH.
* UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
* ELEVATIONS ARE BASED ON NGVD 29 OR NAVD 88 AS NOTED ON SKETCH.
* FLOOD ZONES: "1", "1C", "1D" & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.
* FENCE TIES ARE TO THE CENTERLINE OF THE FENCE. FENCE OWNERSHIP NOT DETERMINED BY THIS OFFICE.
* WALL TIES ARE TO THE FACE OF THE WALL.
* BASIS OF BEARINGS, IF ANY, ARE ASSUMED PER PLAT AND/OR LEGAL DESCRIPTION.
* THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE PURPOSE FOR USE AS AN AID IN OBTAINING TITLE INSURANCE ON THE HEREON DESCRIBED PROPERTY.
* NO ADDITIONAL WARRANTIES ARE HEREBY EXTENDED.
* THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842 FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.



BILL H. HYATT, JR.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA LICENSE NUMBER: 4636

FIELD DATE: 07-10-2014
SIGNED DATE: 07-13-2014

AllState Surveying
State of the Art Land Surveying & Mapping

Corporate Head Quarters: 1844 N. Hob Hill Road #125, Sunrise, Florida 33351

PH: (888) 569-0480 | FAX: (888) 569-4590

www.AllStateSurveyors.com

DATE: 3/12/15

PLAN REVIEW CORRECTIONS REPORT
CITY OF MARGATE
901 NW 66TH AVENUE
MARGATE FL 33063

PAGE 1

APPLICATION NBR . . . : 15-00000514
ADDRESS : 603 MELALEUCA DR
APPLICATION DATE . . : 3/10/15
APPLICATION TYPE . . : FENCES

OWNER : COURTYARDS CONDO ASSN (LDRY)
603 MELALEUCA DR
MARGATE FL 33063

CONTRACTOR : RC CONSTRUCTION SERVICES
1774 NE 176TH ST.
NORTH MIAMI BEACH FL 33162

AGENCY NAME: ZONING

DATE ACTION ACTION BY

3/12/15 REJECTED

ANDREW PINNEY

- 1) ADDITION OF PERIMETER FENCE REQUIRES DRC APPROVAL OF AMENDED SITE PLAN.
2) "FOR ALL PLOTS OF MULTIPLE DWELLINGS, FENCES, WALLS AND HEDGES IN FRONT AND CORNER YARDS SHALL NOT EXCEED A HEIGHT OF FOUR (4) FEET ABOVE THE ESTABLISHED GRADE." SEC. 3.14(15) OF MARGATE ZONING CODE.
3) VEHICLE GATES REQUIRE A MINIMUM OF 3 RESERVOIR AREAS FOR INBOUND VEHICLES. THE PURPOSE OF THESE AREAS IS TO ENSURE THAT THE VEHICLES USING THE FACILITY DO NOT INTERFERE WITH THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY, NOR INTERFERE WITH PARKING CIRCULATION OR LOADING WITHIN THE FACILITY. EACH RESERVOIR AREA SHALL BE A MINIMUM OF 10FT WIDE BY 20FT LONG AND EACH RESERVOIR AREA SHALL NOT BLOCK PARKING STALLS, PARKING AISLES, DRIVEWAYS OR PEDESTRIAN WAYS. THE SPACE OCCUPIED BY THE VEHICLES BEING SERVED BY THE FACILITY IS CONSIDERED 1 RESERVOIR AREA. - SEC. 33.11 OF MARGATE ZONING CODE.



MARGATE
Together We Make It Great

PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT
In accordance with Ordinance #1500.485

I, Miriam Timoner, 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.

Miriam Timoner

Business Name

5379 Lyons Rd 154

Address

Coconut Creek Fl 33073

Signature

Date

3-23-15

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 (603-0000-220.18-00)

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

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 3/17/15 00 Receipt no: 87968

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00

MMJ FINANCIAL SERVICES INC
5379 LYONS ROAD STE 154
COCONUT CREEK, FL 33073-2810
RE: VARIANCE REQUEST BA 13-15
603 MELALEUCA DRIVE

Tender detail
CK Ref#: 1822 \$200.00
Total tendered: \$200.00
Total payment: \$200.00

Trans date: 3/23/15 Time: 12:31:43

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 3/17/15 00 Receipt no: 87966

Type	SvcCd	Description	Amount
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

MMJ FINANCIAL SERVICES INC
5379 LYONS ROAD STE 154
COCONUT CREEK, FL 33073-2810
RE: PUBLIC HEARING SIGN BOND
603 MELALEUCA DRIVE

Tender detail

CK Ref#:	1822	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 3/23/15 Time: 12:24:08

HAVE A GREAT DAY!