

**BOARD OF ADJUSTMENT  
CITY OF MARGATE, FLORIDA**

**BA #** 14-2015  
**HEARING DATE** 7/14/2015

**VARIANCE REQUEST**

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**PART I. TO BE COMPLETED BY PETITIONER**

Applicant: VIP Care Real Estate LLC      Date: \_\_\_\_\_


Relationship to Subject Property: Managing Partner

Address of Property: 6810 SW 7 St

Legal Description: Kimberly Forest Tract F

Describe Variance Requested: Setback for Canopies

List Details of Hardship: See Attached letter

  
\_\_\_\_\_  
Signature of Applicant

6810 SW 7 St

\_\_\_\_\_  
Address

Phone # 954 971-2286

Fax# 954 975-3523

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

Describe request and how it varies from the Code: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

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**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

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at 6810 S.W. 7th St. Margate, FL.

being the subject property for this variance application, and I give authorization to


Bill Schrot to file this petition for the said  
variance.

Scott Cocton  
Print owner's name

[Signature]  
Signature of owner


Subscribed and sworn to before me this Second day of March  
2015.

[Signature: Wayne Fong Yee]  
Signature of Notary

  
Print or type name of Notary

X Personally known to me

         Produced identification         

  
WAYNE FONG YEE  
Notary Public - State of Florida  
My Comm. Expires Jul 9, 2017  
Commission # FF 17830  
Bonded Through National Notary Assn.

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

I, B. H. Schrot,  
Petitioner of record and on behalf of the property  
owner, hereby agree that 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.

VIP Care Real Estate LLC  
Business Name

6810 SW 7 St.  
Street location

[Signature]  
Signature

5/27/15  
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).	
_____ Signature / Date	



BOUNDARY SURVEY

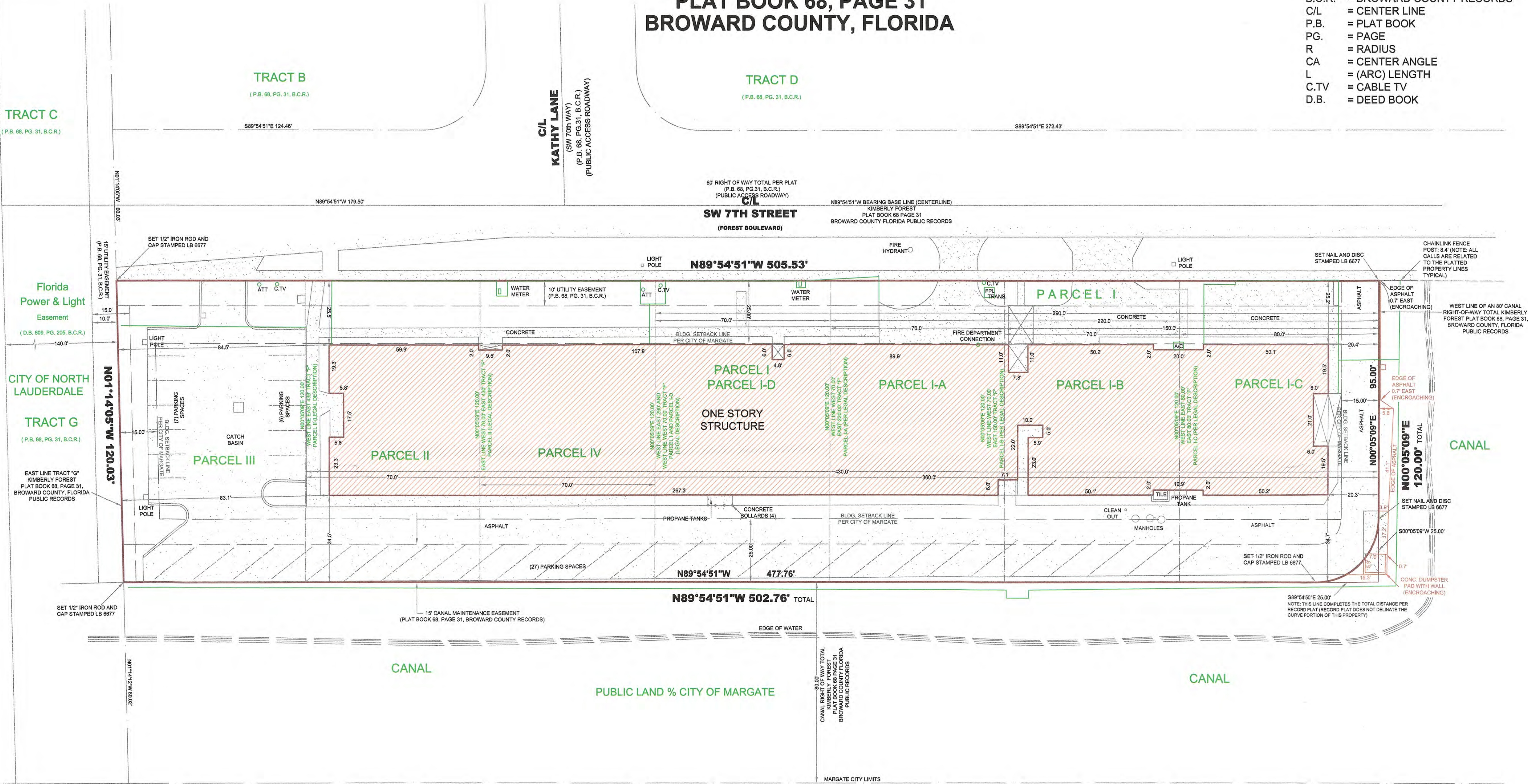
PROPERTY ADDRESS:  
6810 SW 7 STREET, MARGATE, FL.

VIP CARE PAVILION  
FHA PROJECT NO. 066-22077

ALTA/ACSM LAND TITLE SURVEY  
TRACT "F"  
KIMBERLY FOREST  
PLAT BOOK 68, PAGE 31  
BROWARD COUNTY, FLORIDA

LEGEND:

A/C = AIR CONDITIONER  
B.C.R. = BROWARD COUNTY RECORDS  
C/L = CENTER LINE  
P.B. = PLAT BOOK  
PG. = PAGE  
R = RADIUS  
CA = CENTER ANGLE  
L = (ARC) LENGTH  
C.TV = CABLE TV  
D.B. = DEED BOOK



LEGAL DESCRIPTION:

**PARCEL I:** THE EAST 290 FEET OF TRACT "F", KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH PARCEL COMPRISES THE FOLLOWING LEGAL DESCRIPTIONS:

**A.** THE WEST 70 FEET OF THE EAST 220 FEET OF TRACT "F", KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**B.** THE WEST 70 FEET OF THE EAST 150 FEET OF TRACT "F", KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**C.** THE EAST 80 FEET OF TRACT "F", KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**D.** THE WEST 70 FEET OF THE EAST 290 FEET OF TRACT "F", KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL II:** THE WEST 70 FEET OF THE EAST 430 FEET OF TRACT "F", KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL III:** TRACT "F", LESS THE EAST 430 FEET, KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL IV:** THE WEST 70 FEET OF THE EAST 380 FEET OF TRACT "F", KIMBERLY FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LAND AREA: 60,492 SQUARE FEET (1.39 ACRES)

GENERAL NOTES:

THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.

UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.

ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929).

AS OF JANUARY 30, 2014, THIS PARCEL OF LAND SHOWN HEREON, HAS A ZONING DESIGNATION OF R-3 MULTIPLE DWELLING DISTRICT, WITH AN UNDERLYING LAND USE DESIGNATION OF R(10) RESIDENTIAL. THE CURRENT USE AS AN ASSISTED LIVING FACILITY LICENSED BY THE AGENCY FOR HEALTH CARE ADMINISTRATION IS CONSISTENT WITH THIS ZONING DISTRICT PROVIDED IT CONTINUES TO OPERATE WITHIN THE CRITERIA ESTABLISHED IN CHAPTER 419 OF THE FLORIDA STATUTES.

IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.

ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY WAS PREPARED FOR CONVEYANCE, TITLE AND MORTGAGE FINANCING PURPOSES. IT IS NOT INTENDED FOR CONSTRUCTION USE, UNLESS OTHERWISE SPECIFIED. PERMITTING FOR ADDITIONAL CONSTRUCTION ETC. MAY REQUIRE ADDITIONAL INFORMATION WHICH CAN BE OBTAINED FROM THIS OFFICE.

WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT).

THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED AND ARE APPROXIMATE.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

ALL COUNTY SURVEYORS HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT FUND FILE NO. 10-2013-012481-A2. ALL EXCEPTIONS LISTED IN SCHEDULE B-II HAVE BEEN DEPICTED WHERE POSSIBLE.

PARKING SPACES: 0 HANDICAP SPACES, 40 REGULAR SPACES.

TO: VIP CARE REAL ESTATE, LLC;  
ZUCKERMAN & MATA, LLC;  
AKERMAN, LLP  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;  
CAMBRIDGE REALTY CAPITAL LTD. OF ILLINOIS; AND  
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10(A), 10(B), 11(B), 12, 13, 16, 17, 18, 19, AND 20(A) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/04/2014

DATE OF PLAT OR MAP: 06/02/2014

DENNIS J. GABRIELE  
PROFESSIONAL SURVEYOR & MAPPER  
NO. 185709  
STATE OF FLORIDA

TABLE OF EXCEPTIONS SCHEDULE B, SECTION 2				
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE No: 10-2013-012481				
EXCEPTION NO.	DESCRIPTION	COMMENTS	BOOK	PAGE
1 thru 4	STANDARD EXCEPTIONS	NOT DEPICTABLE		
5	PLAT	DEPICTED	68	31
6	RESERVATIONS	NOT DEPICTABLE	10	74
7	COVENANTS	NOT DEPICTABLE	3948 3955 4449	963 420 672
8	ALTA FORM 81 ENDORSEMENT	BLANKET		
9	FLORIDA FORM 9 ENDORSEMENT	BLANKET		

**FLOOD ZONE:**  
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AH" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 12011C0205F, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 1992 FOR COMMUNITY NUMBER 120047, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



INVOICE NO.: 14-40028	
DATE:	DESCRIPTION:
05/15/2013	FIELD LOCATION OF IMPROVEMENTS
03/31/14	ADDED CERTIFICATIONS
4/4/2014	UPDATED SURVEY
7/9/2014	ADDED ELEVATIONS



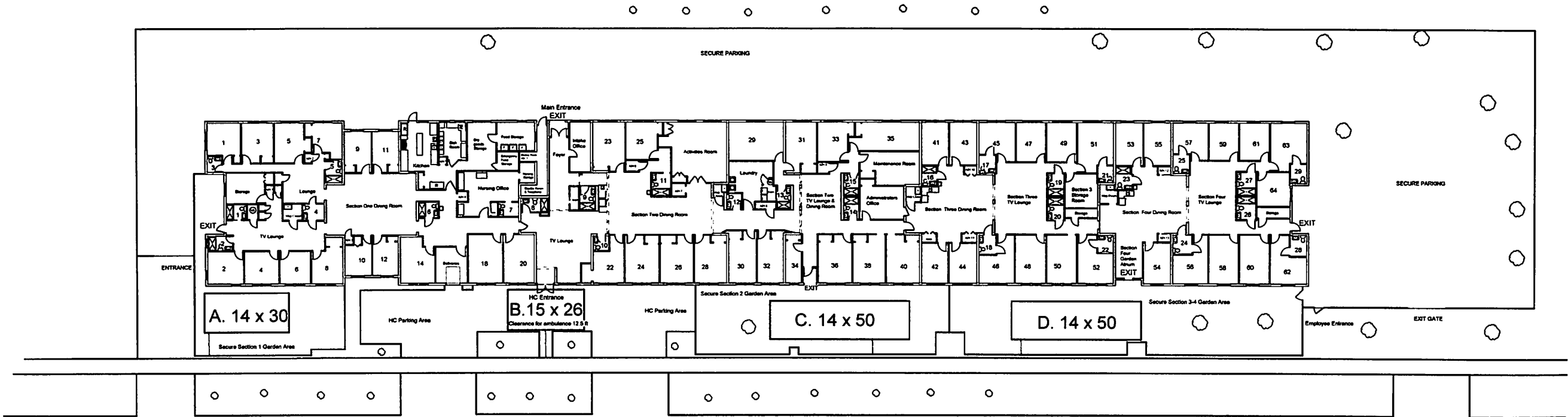
Board of Adjustment  
City of Margate

We are applying for a variance in regard to the rear setback of our property (north side).

We currently have a permanent “laced” canopy structure at the handicap driveway entrance which faces SW 7 Street. (*Canopy “B”*) This canopy is currently in the rear setback of the building and was installed prior to our ownership of the building. This entrance is available for those using the handicap parking spaces. It is also used for ambulance access when responding to medical emergencies. This existing canopy is too low for the ambulances to pass under. We would like to replace, raise and widen this canopy to accommodate enhanced emergency access.

In addition, we have four temporary canopies (*Canopies “A”, “C”, “D”*) in our garden areas for the use of our residents. We are required to provide secure access to the outdoors for our residents, all of whom suffer from Alzheimer's Disease.. The purpose of the canopies is to protect the residents from the sun and an unexpected downpour. These garden areas are in the rear setback of our building as well, which is the only area available for them on the property. We would like to replace these temporary canopies (in place for nearly 15 years) with new, more permanent, canopies. We believe this will enhance the aesthetics of the property and provide better protection for our residents. In addition, these canopies will be of the design that enables easy fabric removal in the event of an impending hurricane.

Thank you for your consideration



VIP CARE PAVILION  
6810 SW 7 St.  
Canopy Replacement

SW 7 St

## Current Laced Awning at Handicap / Emergency Medical Entrance

*(Canopy "B" on Site Plan)*



We would like to enlarge and raise this canopy to accommodate the Emergency Vehicles.

The replacement canopy would be similar to this.



## Current Typical Temporary Canopies in Resident Garden Areas

*(Canopies “A”, “C”, “D”)*



*Canopy “C”*



*Canopy “A”*



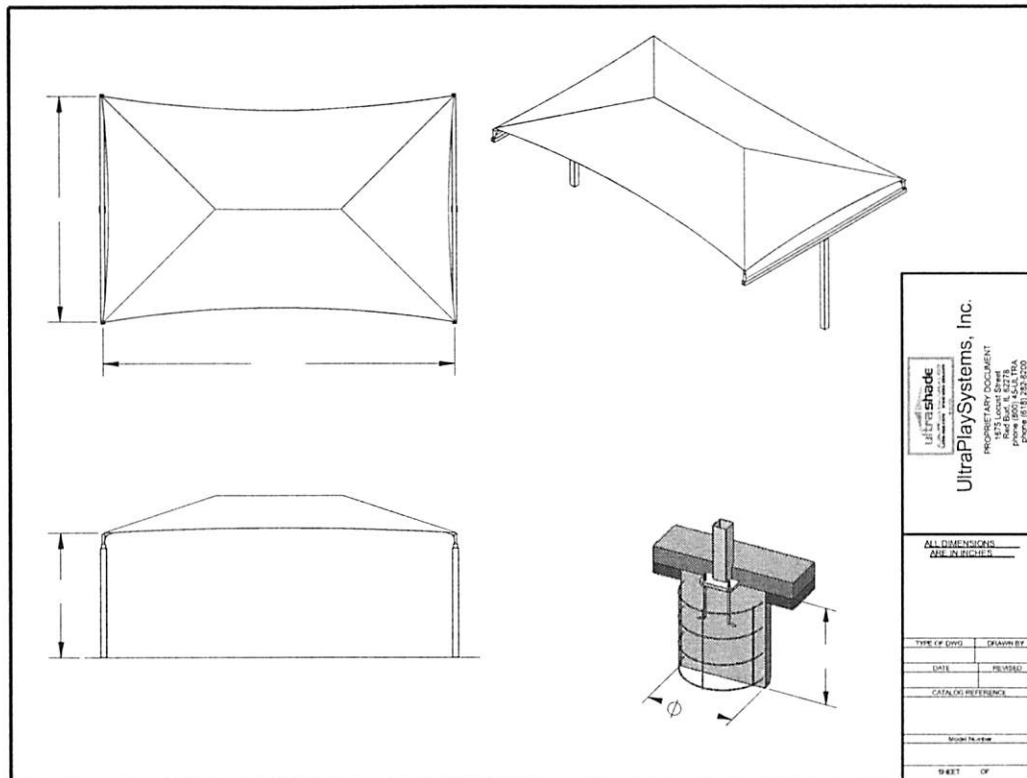
*Canopy “D”*



The replacement canopies would be similar to these.



# Shade Details

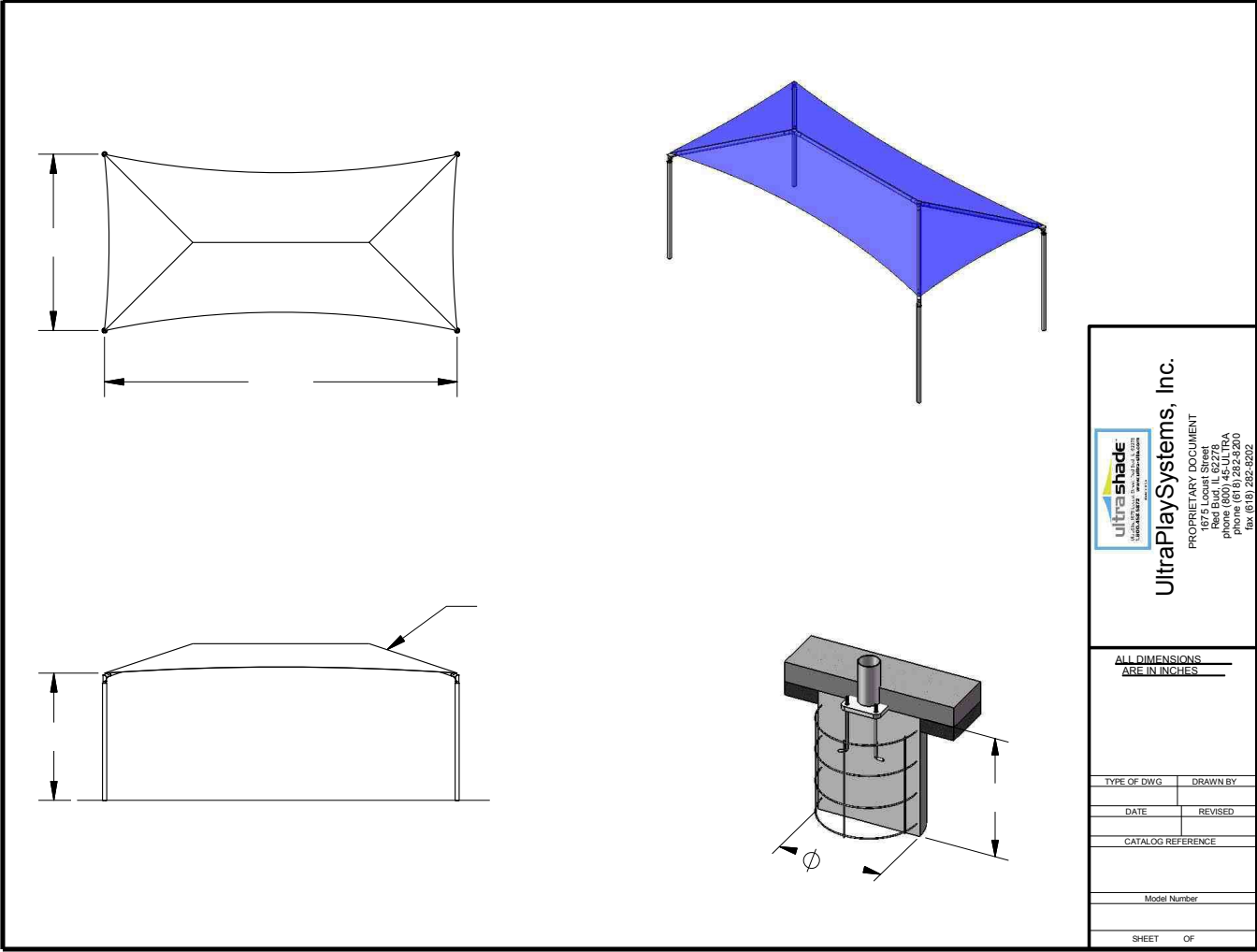


"A" Canopy



VIP CARE PAVILION  
**MEMORY CARE**  
 DEVOTED FOR LIFE

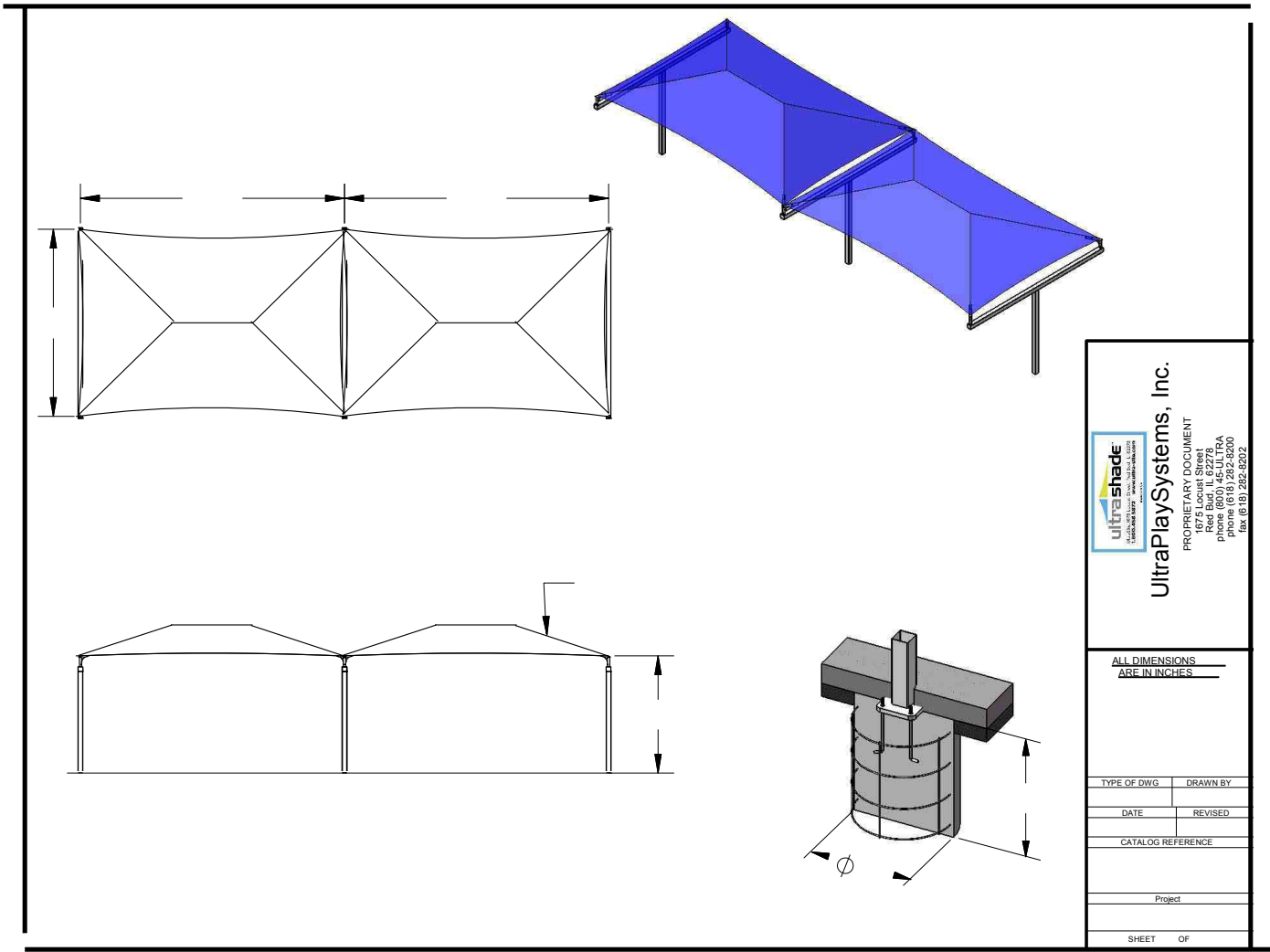
# Shade Details



“B” Canopy



# Shade Details



“C”, “D” Canopies

# Shade Specifications

## **Standard Design Criteria:**

UltraShade's shade structures are rated to meet and exceed minimum design criteria requirements.

Wind Speed (Frame Only): 150 mph

Wind Speed (Frame w/ Fabric on): 90 mph as determined by 3 second wind gust (ASCE-7).

Snow Load: 5 psf.

Live Load: 5 lbs per sq ft

## **Structure / Welding:**

All steel tubing is to be fabricated from structural steel.

All plates are to be fabricated from A36 steel. ASTM A-572, grade 50 is available if necessary.

Structure is to be free of sharp edges and corners to prevent fabric ripping or tearing.

Structure components are to be MIG welded. Minimum 3/16" fillet welds unless otherwise noted. Welding is performed by American Welding Society (AWS) certified welders. No onsite welding will be required.



# Shade Specifications

**Fabric Roof:**

UV Shade Fabric is Shadesure fabric, manufactured by MultiKnit Ltd., and made of UV-stabilized high-density polyethylene (HDPE). The mesh fabric must be Raschel-knitted with monofilament and tape yarn filler (weighted at 195g per square meter) to ensure that the material will not unravel if cut. Fabric shall conform to, and pass the required flammability tests: the ASTM E-84 testing standard, as well as the NFPA701 Test Method 2 Standard.

**Shade Fabric Properties**      Fading      Minimal after 5 years (3 years for red)

Stretch	Stentored
Tear Tests	Warp, 220.5 lbs/ Weft, 462.9707 lbs
Burst Tests	37.7 (psia)
Fabric Mass	2.43 ~ 2.58 oz/sqft (190 ~ 200gsm)
Fabric Width	9.8425 feet (3 meters)
Roll Length	164.04 feet (50 meters)
Roll Dimensions	62.99" x 16.5354" (160 cm x 42cm)
Roll Weight	± 66 lbs (± 30kg)
Minimum Temp	-13F (-25C)
Maximum Temp	+176F (+80C)



### Cable and Hardware:

All hardware is to be stainless steel or galvanized. Rubber washers are available upon request for bolt fittings.

Fabric perimeter cable is to be galvanized steel aircraft quality cable. A minimum of ¼" diameter galvanized 7x19 strand cable will be used. For heavy loads, 3/8" diameter galvanized 7x19 cable will be used. Cable clamps and connectors are to be galvanized steel.

### Fabric Roof:

UV Shade Fabric is Shadesure® fabric, manufactured by MultiKnit Ltd., and made of UV-stabilized high-density polyethylene (HDPE). The mesh fabric must be Raschel-knitted with monofilament and tape yarn filler (weighted at 195g per square meter) to ensure that the material will not unravel if cut. Fabric shall conform to, and pass the required flammability tests: the ASTM E-84 testing standard, as well as the NFPA701 Test Method 2 Standard.


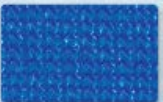



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Minimum Temp	-13° F (-25° C)
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### Shade Protection and UV Screen Protection Factors

Color	Shade %	UV%
Royal Blue	86%	94%
Laguna Blue	92%	96%
Navy Blue	91%	93%
Turquoise	83%	92%
Rain Forest	89%	96%
Desert Sand	80%	92%
Black	95%	96%
Sunflower Yellow	70%	94%
Terracotta	84%	90%
Arizona	84%	92%
White	86%	86%
Silver	88%	93%
Red	84%	91%

## Fabric Colors

			
<b>Red</b> Shade Factor 84% UV Factor 91%	<b>Laguna Blue</b> Shade Factor 92% UV Factor 96%	<b>Desert Sand</b> Shade Factor 80% UV Factor 92%	<b>Arizona</b> Shade Factor 84% UV Factor 92%
			
<b>White</b> Shade Factor 86% UV Factor 86%	<b>Rain Forest Green</b> Shade Factor 89% UV Factor 96%	<b>Royal Blue</b> Shade Factor 86% UV Factor 94%	<b>Silver</b> Shade Factor 86% UV Factor 94%
			
<b>Black</b> Shade Factor 95% UV Factor 96%	<b>Navy Blue</b> Shade Factor 91% UV Factor 93%	<b>Turquoise</b> Shade Factor 83% UV Factor 92%	<b>Yellow</b> Shade Factor 70% UV Factor 94%
	  		
<b>Terracotta</b> Shade Factor 84% UV Factor 90%			

## Powder Coat Colors

				
<b>Pine Green</b> RAL 6028	<b>Water Blue</b> RAL 5021	<b>Green Blue</b> RAL 5001	<b>Brilliant Blue</b> RAL 5007	<b>Signal Blue</b> RAL 5005
				
<b>Claret Violet</b> RAL 4004	<b>Luminous Red</b> RAL 3024	<b>Luminous Yellow</b> RAL 1026	<b>Traffic White</b> RAL 9016	<b>Jet Black</b> RAL 9005
				
<b>Beige</b> RAL 1001	<b>Copper Brown</b> RAL 8004	<b>Oxide Red</b> RAL 3009	<b>Terra Brown</b> RAL 8028	<b>Dusty Grey</b> RAL 7037