



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Special Exception (new construction)

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

Submission Date (official use):

RECEIVED
SEP 23 2015
BY: _____

Project Name		Velmeir Companies
Address		2000 N State Road 7, Margate, FL 33063
Acreage	Folio Number	
1.92 +/-	484230050010	
Existing Use		Office
Legal Description		Margate District Headquarters 88-14 TR A

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

The developer proposes to replace the existing office building with approximately 12,950+/- square feet of general retail use and a 6,000+/- square foot hydrid convenience market that includes a gasoline service station component.

Agent/Contact Name		Greenspoon Marder Law / Steven S. Wherry
Address		200 East Broward Blvd, Suite 1800
		Fort Lauderdale, FL 33301
Phone Number	Fax Number	
754-200-7017	954-333-4157	
Email Address		steven.wherry@gmlaw.com

Property Owner Name		VICJ Corporate Plaza LLC
Address		2000 N State Road 7
		Margate, FL 33063
Phone Number	Fax Number	
954-972-0715		
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 regulations of Chapter 16 ½ of the Margate City Code.

Property Owner's Signature

22 SEPTEMBER 2015
Date

**UNANIMOUS WRITTEN CONSENT
OF THE MANAGER OF
VICJ CORPORATE PLAZA LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

August 20, 2015

The undersigned, being the sole manager (the "Manager") of VICJ CORPORATE PLAZA LLC, a Florida limited liability company, ("Company"), does hereby consent, without a meeting, to the adoption and approval of the following resolutions upon the execution of this Unanimous Written Consent:

RESOLVED, that the Company is a manager managed limited liability company, and since formation of the Company on May 14, 2010, the undersigned is and has been the sole Manager of the Company.

RESOLVED, Andrew J. Peterson of Bowman Consulting Group, and Greenspoon Marder, P.A., be and are hereby specifically authorized, empowered and directed to execute, submit and request all documentation necessary for the Company to submit to the City of Margate a (i) *Application for Site Plan*, (ii) *Application for Special Exception (new construction)*, (iii) *Surface Water Management License Application*, (iv) *Application for Drainage Connection Permit*, and (v) *Variance Applications* (collectively, the "Re-Design Request"), including the authority to:

- ❖ execute and deliver for, on behalf of, and in the name of, the Company form(s) seeking a hearing or hearings before the City of Margate's Development Review Committee, Board of Adjustment, Planning and Zoning Board/Local Planning Agency, and City Commission and each and every other applicable government agency (collectively, the "Government Agencies"), as may be required in connection with the Re-Design Request by the Company, and
- ❖ attend and participate for, on behalf of, and in the name of, the Company any and all hearings and meetings with the Government Agencies.

FURTHER CERTIFY that the forgoing Resolutions now stand of record on the books of the Company; and that the Resolutions are in full force and effect and have not been modified or revoked in any manner whatsoever.

CERTIFIED TO AND ATTESTED BY:

MANAGER:

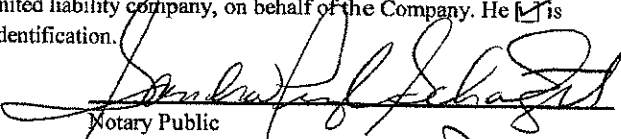
By: 

Name: Aldo DiSorbo

State of Florida
County of Broward

The foregoing instrument was sworn to and subscribed before me this ___ day of August, 2015 by ALDO DISORBO, as Manager of VICJ CORPORATE PLAZA LLC, a Florida limited liability company, on behalf of the Company. He ☒ is personally known or ☐ has produced a driver's license as identification.

SANDRA PENSYL SCHATZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EE161502
EXPIRES 1/19/2016
BONDED THRU 1-888-NOTARY1


Notary Public

Printed Name: Sandra Pensyl Schatzel

My Commission Expires: 01/19/2016

Special Exception Justification

TVC Margate Co., LLC (the “Applicant”) is the contract purchaser of the property located at the southeast corner of the intersection of State Road 7 and Copans Road at 2000 North State Road 7 (the “Property”) in the City of Margate (“City”). The Applicant proposes to demolish the existing office building on the Property and construct a 5,943 square foot hybrid convenience market that includes a gasoline service station component (“Proposed Development”) in addition to a future Phase II which will include free standing general retail space.

The Proposed Development will provide residents and employees in the area with a safe and convenient location to purchase fuel, fresh food and necessities in one location. The tenants of the future Phase II general retail space have not been determined at this time. The Proposed Development will provide 16 fueling pumps and a market area for fresh food and necessities. The hybrid convenience market will offer food made to order or pre-packaged including sandwiches, salads, wraps and fresh fruit. Seating areas will be provided inside and out for those who wish to eat on the premise. The hours of operation are expected to be 24 hours.

The Property is located within the TOC-G Transit Oriented Corridor – Gateway Zoning District. The Proposed Development is permitted in the TOC-G district with special exception approval required for the gasoline service station component pursuant to Sec. Section 8.4 (B)(1)(g) of the City Code.

At this time, the Applicant is requesting special exception use approval to operate a gasoline service station with 16 fuel pumps on the Property pursuant to the review criteria set forth in Section 22.10 of Appendix A of the Code as follows:

- (a) Compatibility of the use and site plan elements with the indigenous environment and with properties in the neighborhood, as outlined in the Margate Comprehensive Plan.

The Proposed Development and site plan are compatible with the indigenous environment and with properties in the neighborhood. There are no significant indigenous environmental features that exist on the Subject Property or in the neighborhood that are in need of being protected with which the Proposed Development would not be compatible. The Subject Property is currently developed with an office building and is proposed to be redeveloped with a hybrid convenience market. The SR 7 corridor is an established commercial corridor in the City, and the Proposed Development is compatible with the existing commercial uses along the corridor. The majority of

properties along Copans Road between SR 7 and Banks Road are devoted to automobile dealerships. The properties immediately adjacent to the Subject Property are commercial, office and warehouse uses. The proposed hybrid convenience market is compatible with the existing uses on the adjacent properties and with the development character of the SR 7 and Copans Road corridors adjacent to the Subject Property.

The Applicant has included a number of features in the site plan that will enhance the Property so that it is compatible with the TOD-G zoning district. For example, a transit stop is located adjacent to the Property, and safe pedestrian routes are included to connect the transit stop to the hybrid convenience market. Also, outdoor seating is provided to activate the Property from the street and sidewalk.

For these reasons, the Proposed Development is compatible with existing and future development on the properties in the neighborhood and will not negatively impact the indigenous environment.

(b) Substantial detrimental effects of the proposal on property values in the neighborhood.

The Proposed Development will not have detrimental effects on property values in the neighborhood. To the contrary, the Proposed Development will increase surrounding property values. The area surrounding the Subject Property is one of the established commercial sectors of the City. The Proposed Development will not introduce a use that is out of character with the surrounding area. The Proposed Development will be a benefit to those patrons and employees of this section of the City and the residents who travel the SR 7 and Copans Road corridors by providing a safe and convenient location to buy gas, food and items of necessity. The proposed redevelopment will improve the neighborhood by upgrading the Subject Property to meet all the current landscape and engineering requirements of the City. For these reasons, the Proposed Development will not have a detrimental effect on the property values in the neighborhood, which will increase by virtue of the Proposed Development.

(c) Substantial detrimental effects of the use on living or working conditions in the neighborhood.

The Proposed Development will not have detrimental effects on living or working conditions in the neighborhood. In our fast paced society all residents and employees appreciate a safe and convenient location to purchase gas, food and necessities. The Proposed Development will provide a retail establishment that will help simplify the lives of residents and employees by offering all of these items in one location. The Applicant proposes to meet these needs of the neighborhood by providing a nationally recognized chain with a loyal following at a prominent intersection in the City. Many of the transit riders and employees that work in the area east of the Property and the patrons of those business will be able to access the Property on NW 55 Avenue without having to drive on the SR 7 or Copans Road which will provide an additional benefit for those employees

and patrons. For these reasons, the Proposed Development will be an asset to the community

- (d) Ingress and egress to the development and proposed structures, with particular reference to automotive and pedestrian safety, control of automotive traffic, provision of services and servicing of utilities and refuse collection, and access in the case of fire, catastrophe or emergency.

The site plan is designed with three (3) means of ingress and egress:

- Right-in and right-out on Copans Road;
- Right-in and right-out on SR 7; and
- Full ingress and egress on NW 55 Avenue.

These driveways are designed consistent with City, State, and County standards to provide the motoring public as well as refuse collection vehicles and emergency vehicles with safe and adequate access to the Property. On-site traffic flow is designed using property standards for vehicular movement and turning radii to ensure that once on-site all vehicles will be able to maneuver in a manner that is safe and efficient, especially those emergency vehicles that need to protect persons and property. Property signage is provided at all entrances to further control traffic movement. Finally, on-site pedestrian paths and handicapped access are included to provide connections to all pedestrians, including transit riders, from the existing sidewalks along Copans Road and SR 7 to the entrance to the hybrid convenience market.

- (e) Off-street parking location, and relationship to buildings and internal traffic patterns with particular reference to automotive and pedestrian traffic safety, traffic flow and control, access in case of fire or emergencies, and screening and buffering.

Off-street parking is provided to meet the number of spaces required by Code and is located to provide convenient access to the hybrid convenience market while at the same time protecting the internal traffic flow on the Property. The parking spaces are accessible by drive isles which meet the applicable dimensions of the Code. These drive isles are designed to provide for the appropriate turning movements that will be necessary for emergency vehicles that need to maneuver on the Property. At the same time, pedestrian paths are provided from the adjacent sidewalks to the hybrid convenience market such that pedestrians, including transit riders, can traverse the vehicular use area in a safe manner. The parking and vehicular use areas are also screened from the roadway with generous landscape materials that meet the City Code and enhance the visual appeal of the Property.

- (f) Orientation, location, size and feature of city buildings and the appearance and harmony of the buildings with nearby development and land uses.

The Proposed Development will provide for a new building with a fresh look at one of the gateways of the City's TOC. The SR 7 corridor is developed primarily with single story commercial uses. The proposed structures are comparable in size and mass with other buildings in the area so that the Proposed Development will be in harmony with the nearby development and land uses. The Applicant will work with City staff to incorporate any appropriate architectural changes that will make the Proposed Development more in keeping with the design theme for the area. The hybrid convenience market use provides for a front door facing Copans Road which aligns with an existing bus stop. This orientation provides those who ride mass transit with a convenient location to purchase necessities before or after their transit trips.

- (g) Sufficiency of setbacks, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of site-generated noise, lights, fumes and other nuisances.

The proposed site plan is designed to provide proper setbacks, buffers and amenities so as to preserve compatibility and to control adverse effects. The Subject Property is located at the intersection of two very busy corridors in the City. Given this location, it is important to protect visibility at the intersection for both motorists and pedestrians. As a result, the hybrid convenience market is setback from the corner of SR 7 and Copans Road in order to enhance the visibility at the intersection and protect the safety of pedestrians and motorists. Landscape buffers are also provided between the sidewalk and the vehicular use areas on the Property and on-site landscaping is provided to enhance the visual appeal of the development and create a pleasant environment for the patrons and public. Fuel pumps are placed at the northwest corner of the Property so as to be located as far away from adjacent properties as possible. In doing so, the impacts on the adjacent properties of any fumes or noise associated with vehicles or fuel pumps will be minimal. Finally, light fixtures are located and designed to have minimal light spillage on adjacent properties. For these reasons, the Proposed Development will be compatible with uses inside and outside the Property and will not create any nuisances in the area.

- (h) Adequacy of stormwater management with attention to the necessity for onsite retention to alleviate flooding and groundwater pollution without compromising the aesthetics and maintainability of landscaping.

The landscape plan and engineering plan for the Proposed Development have been designed to meet all of the applicable standards of the City and County Codes. The drainage and stormwater management criteria followed for the design ensure that development of the site will not result in on-site or off-site flooding. All applicable environmental standards and protection measures will be implemented to ensure that groundwater pollution will not occur as a result of the redevelopment activity on the Subject Property. Finally, all landscaping requirements of the City Code are met on the site plan to ensure that the engineering design does not compromise the aesthetics expected by the City.

- (i) Adequacy of landscaping with an emphasis on the preservation of existing trees, the use of native species, and the use of required landscaping along street perimeters.

The landscape and irrigation plans are designed to meet the City landscape and tree preservation code requirements. The landscape plans call for all existing trees on the perimeter of the Property and approximately 60% of the total existing trees to be retained on the Property. The parking and vehicular use areas are also screened from the roadway with generous landscape materials, including native species that meet the City Code and enhance the visual appeal of the Property. In addition, the irrigation system designed for the Property is automatic and includes a rain sensor to help conserve water consumption. In addition, the irrigation system is designed to separate zones for shrubs and sod to the greatest extent possible which also helps conserve water consumption.

- (j) Compliance with the applicable goals, objectives and policies of the Margate Comprehensive Plan.

GOAL STATEMENT

ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

Objective 1 Future development and redevelopment will be managed through the preparation, adoption, and implementation of land development regulations, and will be consistent with the requirements of S:163.3202 (1), Florida Statutes.

Policy 1.2 The permitted uses for land development regulations shall not exceed those listed below for each land use classification found on the Future Land Use Map. The city's zoning regulations shall not exceed the uses enumerated, but may be more restrictive.

Policy 1.8 Facilities and services shall be available concurrent with the impacts of development, while traffic circulation shall meet the level of service standards as specified within the adopted Traffic Circulation Element.

Objective 2 Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

Policy 2.2 Commercial, industrial and other non-residential land use plan designations shall be located in a manner which facilitates their serving, but does not adversely impact existing and designated residential areas.

GOAL STATEMENT

ENCOURAGE THE HIGHEST STANDARDS OF URBAN DESIGN AND LANDSCAPING FOR THE CITY, AS A WHOLE, DISTRICTS WITHIN THE CITY, AND FOR INDIVIDUAL SITE PLANS.

Objective 4 Future development and redevelopment activities shall be directed to appropriate locations as designated on the Future Land Use Map, consistent with sound planning principles, natural limitations, and the goals, objectives, and policies contained within this plan, consistent with the requirements of S.163.3202(1), Florida Statutes.

Policy 4.6 Differing intensities of commercial development shall be compatible with adjacent and surrounding land uses. Land development regulations including height and setbacks shall be compatible with adjacent uses.

Policy 4.11 All commercial and industrial development shall be serviced by centralized wastewater systems.

GOAL STATEMENT

THE COST OF PUBLIC INFRASTRUCTURE TO SERVICE NEW DEVELOPMENTS AND REDEVELOPMENTS SHALL BE BORN BY SAME, THEREBY MAINTAINING A COMPARATIVELY LOW RATE OF LOCAL TAXATION AND PUBLIC INDEBTEDNESS.

Objective 5 Land development regulations shall ensure that future land uses will only be permitted provided that the accommodation is demonstrated for soils, topography and natural resources and the availability of facilities concurrently with the impact of new development or redevelopment.

Policy 5.1 Require that no application for a new building or an addition to an existing building greater than 20 per cent of that building's floor area be issued without its being erected upon a lot, tract, or parcel shown on a plat which has been duly accepted and approved by the City Commission and recorded in the Public Records of Broward County.

Objective 7 Land development regulations will be adopted which will ensure that land uses found to be inconsistent with the community character will not be permitted.

Policy 7.2 All proposed development, shall be compatible with adjacent land uses.

Objective 13 The City shall maintain a Transit Oriented Corridor (TOC) designation for the State Road 7 corridor between Sample Road to the north and the City of North Lauderdale to the south. Redevelopment and development of this area shall be guided

with the approved City of Margate State Road 7/441 Corridor Master Plan. Nothing in this land use plan amendment will impair or diminish the rights of existing landowners or their successors or assigns to continue the use and enjoyment of their properties consistent with the current land use existing at the time of adoption.

Policy 13.5 Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; and drive-through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage or strategically located interior to the TOC, preserving the streetscape and consistent with the adopted SR7/441 Corridor Master Plan.

Policy 13.6 The redevelopment and development within the TOC shall ensure that all parcels of land have sidewalk connects leading to transit stops. Such connections shall be required as part of the land development regulations adopted to implement the TOC land use category. Street connections and sidewalk locations shall, at a minimum, be consistent with the SR7/441 Corridor Master Plan.

Policy 13.12 The City shall require, as part of the development review process and consistent with the design of the SR7/441 Corridor Master Plan, internal pedestrian and transit amenities to promote alternative modes of transportation. These amenities shall include, but not be limited to: seating benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, and bicycle parking. Additional amenities incorporated into the street pattern shall include, but not be limited to: clocks, fountains, sculptures, drinking fountains, banners, flags and food and refreshment vendor areas. All such required amenities shall be reviewed as part of the land development review process and shall be consistent with the land development regulation adopted to implement the TOC land use category.

Policy 13.20 The City shall work with the CRA to establish developer strategies for the TOC area which encourage the use of safe and convenient access to public transit terminals, sidewalks, and public parking areas.

- (k) Compliance with the goals, objectives and policies of the Margate Community Redevelopment Plan.

The Community Redevelopment Area (“CRA”) was established to eliminate conditions of blight that exist in the CRA. The 2009 Community Redevelopment Plan identifies a number of projects and programs aimed to eliminate conditions of blight in the CRA. The Proposed Development is consistent with a number of those projects and programs including the following:

- Improving the district street layout and enhance the traffic circulation.
- Encouraging internal capture of trips, link uses, encourage local transit, etc. Improving access to and from SR 7 and adjoining properties.

- Bringing older buildings into compliance with building codes.
- Improving the condition of housing stock.
- Improving and stabilize decreasing property values.
- Providing appropriate vehicular and pedestrian connections throughout the district.
- Enhancing the function of the roadway network and enhance safety.

The Proposed Development will help to stimulate redevelopment in the Uptown sector of the CRA. The Proposed Development will introduce a use that is consistent with the commercial character of the surrounding area. The proposed redevelopment of the Property will improve the neighborhood by upgrading the Subject Property to meet all the applicable current landscape, engineering and building codes requirements of the City. Also, outdoor seating is provided to activate the Property from the street and sidewalk. With this new development activity, residents in the surrounding area will see improvements in their neighborhood and will be encouraged to make improvement to their residential properties. These factors will help to improve and stabilize decreasing property values and encourage improvements in the housing stock.

The Proposed Development will be a benefit to those patrons and employees of this section of the City and the residents who travel the SR 7 and Copans Road corridors by providing a safe and convenient location to buy fuel, food and items of necessity. The Applicant is maintaining the existing driveway opening on the east side of the property which provides a direct connection to NW 55 Avenue. With this access point, patrons and employees of the area southeast of the Property will have access without having to drive on the SR 7 or Copans Road which will provide an additional benefit for those employees and patrons. In addition, this access point will help to eliminate vehicular trips on the regional roadway network and reduce traffic congestion.

A future phase of development of the Property will include another commercial building on the east side of the Property. The two buildings will be within walking of each other. Cross parking and cross access between the two uses will also link those uses. This future phase will provide for the internal capture of trips and reduce traffic on the regional roadway network.

A transit stop and shelter are located adjacent to the Property. Pedestrian paths are provided from the adjacent sidewalks to the hybrid convenience market such that pedestrians, including transit riders, can traverse the vehicular use area in a safe manner. The parking and vehicular use areas are also screened from the roadway with generous landscape materials that meet the City Code and enhance the visual appeal of the Property.

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 9/30/15 00 Receipt no: 185566

Type	SvcCd	Description	Amount
EI		ECDV SPECIAL EXECPT. USE	
	Qty		
	1.00		\$500.00

VEIEMEIR CO., LLC
5757 WEST MAPLE RD, #800
WEST BLOOMFIELD, MI 48322
248-539-7997
SPECIAL EXCEPTION USE
DRC-10-15-03
NEW CONSTRUCTION- GAS STATION
AND CONVENIENCE MARKET
2000 N STATE ROAD 7
GREENSPOON MARDER LAW
STEVE WHERRY
200 E. BROWARD BLVD, #1800
FT. LAUDERDALE, FL 33301
754-200-7017
STEVEN.WHERRY@GMLAW.COM

Tender detail
CK Ref#: 1616 \$500.00
Total tendered: \$500.00
Total payment: \$500.00

Trans date: 9/30/15 Time: 13:02:43

HAVE A GREAT DAY!

BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE TOPOGRAPHIC INFORMATION IS BASED UPON A GROUND SURVEY PERFORMED IN JUNE 2015. THE CONTOUR INTERVAL IS ONE FOOT.
3. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE DESCRIPTION AS CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 5190137, EFFECTIVE DATE: MARCH 10, 2015 AT 5:00 PM.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE TRIMBLE VRN (VIRTUAL REFERENCE NETWORK) AND TIED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) NETWORK CONTROL FOR STATE ROAD 7 AS DEPICTED ON A SPECIFIC PURPOSE SURVEY, FDOT PROJECT ID 230012-1-32-04. MORE PARTICULARLY THE SOUTH LINE OF THE SUBJECT PARCEL BEARS SOUTH 89°32'02" WEST AS SHOWN. THE CONTROL POINTS USED TO ESTABLISH THIS REFERENCE WERE:
- a. BLC 33, A 3.5" BRASS DISK IN CONCRETE MONUMENT
NORTHING = 698,179.13, EASTING = 917,803.66 US SURVEY FEET.
 - b. BLC 34, A 3.5" BRASS DISK IN CONCRETE MONUMENT
NORTHING = 699,165.98, EASTING = 917,950.64 US SURVEY FEET.
5. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON THE FOLLOWING BENCHMARK AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFIC PURPOSE SURVEY FOR SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, PROJECT No. 416878-1-52-01:
- A 3.5" BRASS DISK IN CONCRETE STAMPED 7-86-07-B06 HAVING A PUBLISHED ELEVATION OF 12.14 FEET NAVD 88.
6. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.
8. THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "AE BASE FLOOD ELEVATION 11" BY THE FEDERAL MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12011C0165H, DATED AUGUST 18, 2014 AND IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED.
9. THE EXPECTED USE OF THE LAND BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS" IS "COMMERCIAL" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 10,000 FEET (1:10,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.
10. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

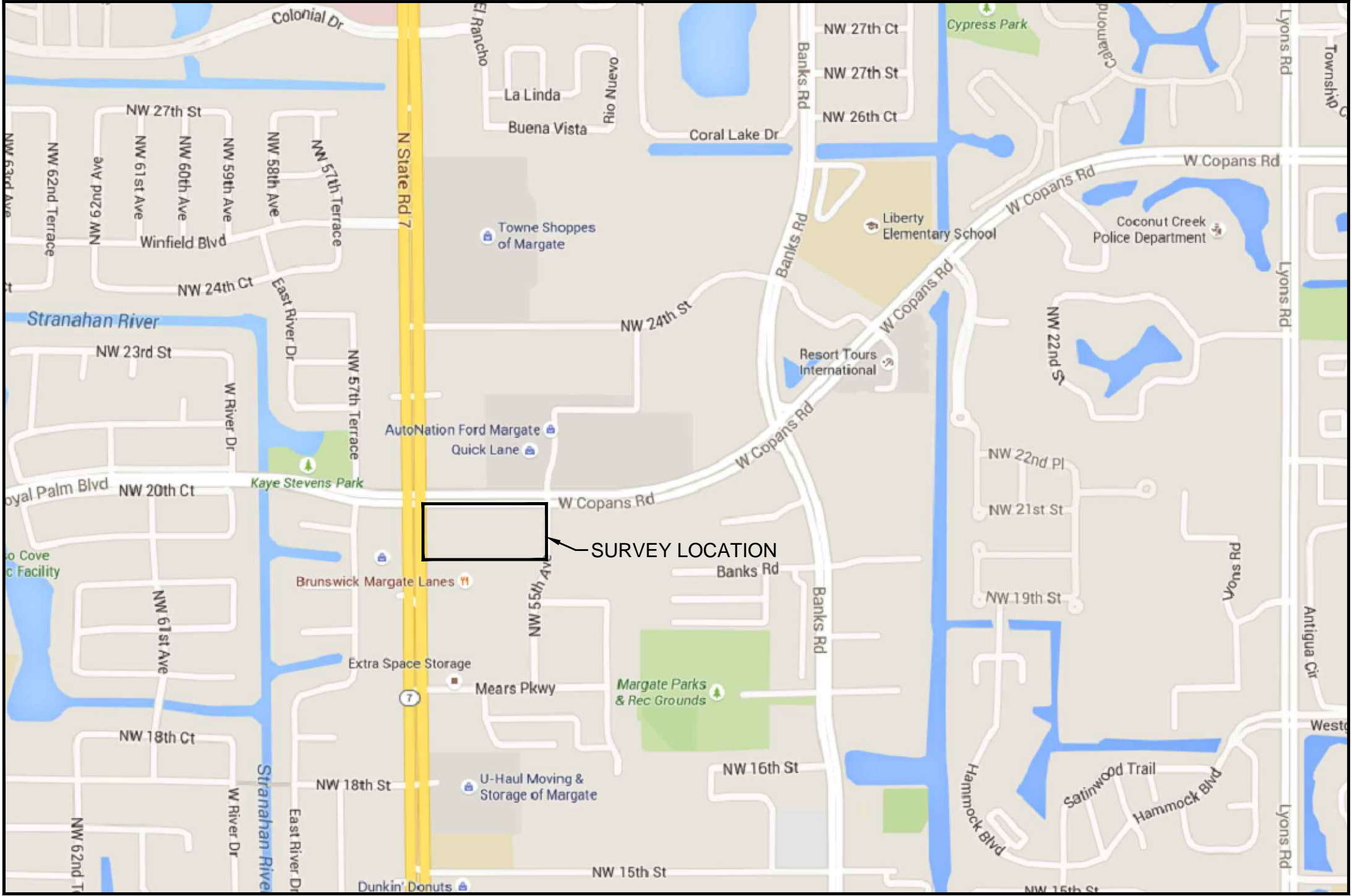
ABBREVIATIONS

A/C = AIR CONDITIONING
BFP = BACKFLOW PREVENTER
CO = CLEAN OUT
CONC = CONCRETE
CBS = CONCRETE BLOCK STRUCTURE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
CPP = CONCRETE POWER POLE
DIP = DUCTILE IRON PIPE
EHI = ELECTRIC HAND HOLE
ELEC = ELECTRIC
ELEV = ELEVATION
EO = ELECTRICAL OUTLET
ET = ELECTRICAL TRANSFORMER
EX = EXISTING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FDC = FIRE DEPARTMENT CONNECTOR
FH = FIRE HYDRANT
FM = FORCE MAIN
FOC = FIBER OPTIC CONDUIT
GA = GUY ANCHOR
GEN = GENERATOR
HDPE = HIGH DENSITY POLYETHYLENE PIPE
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
LB = LICENSED BUSINESS
LP = LIGHT POLE
(M) = MEASURED DISTANCE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
ORB = OFFICIAL RECORDS BOOK
OU = OVERHEAD UTILITY
(P) = PLAT DISTANCE
PB = PLAT BOOK
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PVC = POLYVINYL CHLORIDE PIPE
PRM = PERMANENT REFERENCE MONUMENT
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
SR = STATE ROAD
SWK = SIDEWALK
TYP = TYPICAL
WM = WATER METER
WV = WATER VALVE
WPP = WOOD POWER POLE

LEGEND

— W — WATER LINE
— X — FENCE LINE

— SIGN
— TRAFFIC SIGNAL HAND HOLE
— FIBER OPTIC PULL BOX
— ELECTRICAL CABINET
— POWER POLE
— LIGHT POLE
— WATER VALVE
— WATER METER
— FIRE HYDRANT
— SANITARY MANHOLE
— CLEAN OUT
— IRRIGATION CONTROL VALVE
— BOLLARD
— TRAFFIC SIGNAL POLE
— IRON ROD FOUND
— IRON PIPE FOUND
— MONUMENT
— BENCHMARK
— RIGHT OF WAY



VICINITY MAP
NOT TO SCALE

TITLE COMMITMENT

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 5190137
CUSTOMER REFERENCE: 59580-MARGATE
EFFECTIVE DATE: MARCH 10, 2015 AT 5:00 PM
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LEGAL DESCRIPTION

TRACT A, OF MARGATE DISTRICT HEADQUARTERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE B SECTION II EXCEPTIONS

(a) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY MATTERS: ITEMS 1 AND 2

(b) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY UNLESS OTHERWISE EXPLAINED AS TO HOW THEY AFFECT THE SURVEYED PROPERTY:

3. STANDARD EXCEPTIONS:
- A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NO ENCROACHMENTS WERE OBSERVED)
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
4. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JUNE 22, 1971 IN OFFICIAL RECORDS BOOK 4532, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS THE SUBJECT PARCEL AS SHOWN IN ITS APPROXIMATE LOCATION. THE EASEMENT DOCUMENT DOES NOT FURNISH SPECIFIC DIRECTION AND REFERENCES AN EXISTING BUILDING WHICH APPEARS TO DEMOLISHED IN ORDER TO FACILITATE THE CONSTRUCTION OF THE CURRENT BUILDING).
5. EASEMENTS AND MATTERS AS SET FORTH, SHOWN OR REFLECTED ON THE PLAT OF MARGATE DISTRICT HEADQUARTERS, RECORDED IN PLAT BOOK 88, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS THE SUBJECT PARCEL AS SHOWN)
6. LEASE BY AND BETWEEN RLC, LTD., A FLORIDA LIMITED PARTNERSHIP, AS LANDLORD AND PRECISION RESPONSE CORPORATION, AS TENANT, A SHORT FORM OF WHICH WAS RECORDED AUGUST 16, 1996 IN OFFICIAL RECORDS BOOK 25279, PAGE 748, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (NOT A SURVEY ISSUE, NO COMMENT)
7. UNRECORDED LEASE BY AND BETWEEN VICJ CORPORATE PLAZA, LLC, AS LANDLORD AND UNITED STATES VAN LINES RELOCATION DIVISION, INC., AS TENANT, DATED JULY 7, 2010 AND EVIDENCED BY THAT SUBORDINATION OF LEASE RECORDED JULY 29, 2010 IN OFFICIAL RECORDS BOOK 47265, PAGE 1663, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (NOT A SURVEY ISSUE, NO COMMENT)
8. UNRECORDED LEASE BY AND BETWEEN VICJ CORPORATE PLAZA, LLC, AS LANDLORD AND NATIONWIDE RELOCATION SERVICES, INC., AS TENANT, DATED JULY 7, 2010, AS EVIDENCED BY THAT SUBORDINATION AGREEMENT RECORDED JULY 29, 2010 IN OFFICIAL RECORDS BOOK 47265, PAGE 1668, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (NOT A SURVEY ISSUE, NO COMMENT)
9. MARGATE COMMUNITY REDEVELOPMENT AGENCY LANDSCAPE UPGRADE MATCHING GRANT PROGRAM AGREEMENT FOR REIMBURSEMENT, RECORDED MARCH 29, 2012 IN OFFICIAL RECORDS BOOK 48622, PAGE 1780, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS THE SUBJECT PARCEL, NOT A SURVEY ISSUE, NO COMMENT)
10. MARGATE COMMUNITY REDEVELOPMENT AGENCY COMMERCIAL FACADE IMPROVEMENT MATCHING GRANT PROGRAM AGREEMENT FOR ARCHITECTURAL SERVICES AND CONSTRUCTION REIMBURSEMENT, RECORDED MARCH 29, 2012 IN OFFICIAL RECORDS BOOK 48622, PAGE 1776, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AFFECTS THE SUBJECT PARCEL, NOT A SURVEY ISSUE, NO COMMENT)

SURVEYOR'S CERTIFICATION:

TO: TVC MARGATE CO., L.L.C., THE PRIVATEBANK AND TRUST COMPANY; GRAYROBINSON, PA; & FIDELITY NATIONAL TITLE INSURANCE COMPANY

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 AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 8, 9, 11a, 13, 14, 16, 17, 18, AND 20a OF TABLE A THEREOF.

I CERTIFY THAT THIS "BOUNDARY SURVEY" MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

KURT STAFFLINGER
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5496
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE OF LAST FIELDWORK: JUNE 12, 2015

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman
CONSULTING

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MARGATE HYBRID
CONVENIENCE MARKET
2000 N. STATE ROAD NO. 7
MARGATE BROWARD COUNTY, FLORIDA

PROJECT NO
8536-01-001

PLAN STATUS

XX/XX/XX XXXXX

DATE	DESCRIPTION
DESIGN	RT KS
DRAWN	CHKD
SCALE:	NONE

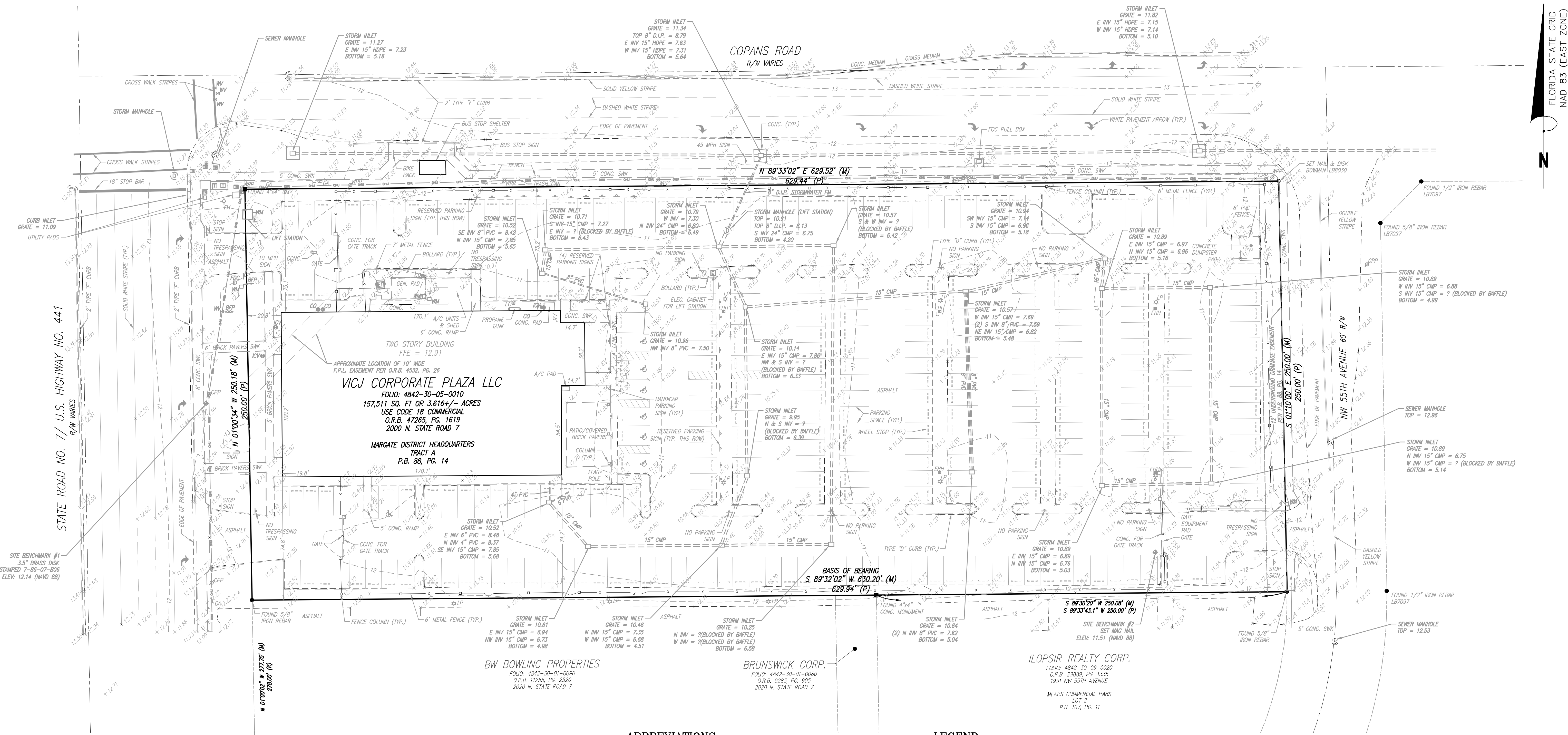
JOB No. 8536-01-001

DATE: 06/26/2015

FILE: 8536-01-001 xbase

SHEET SU-1

BOUNDARY AND TOPOGRAPHIC SURVEY



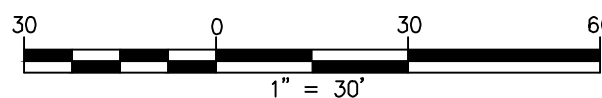
ABBREVIATIONS

- A/C = AIR CONDITIONING
BFP = BACKFLOW PREVENTER
CO = CLEAN OUT
CONC = CONCRETE
CBS = CONCRETE BLOCK STRUCTURE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
CPP = CONCRETE POWER POLE
DIP = DUCTILE IRON PIPE
EHH = ELECTRIC HAND HOLE
ELEC = ELECTRICAL
ELEV = ELEVATION
EO = ELECTRICAL OUTLET
ET = ELECTRICAL TRANSFORMER
EX = EXISTING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FDC = FIRE DEPARTMENT CONNECTOR
FH = FIRE HYDRANT
FM = FORCE MAIN
FOC = FIBER OPTIC CONDUIT
GA = GUY ANCHOR
GEN = GENERATOR
HDPE = HIGH DENSITY POLYETHYLENE PIPE
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
LB = LICENSED BUSINESS
LP = LIGHT POLE
(M) = MEASURED DISTANCE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
ORB = OFFICIAL RECORDS BOOK
OU = OVERHEAD UTILITY
(P) = PLAT DISTANCE
PB = PLAT BOOK
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PVC = POLYVINYL CHLORIDE PIPE
PRM = PERMANENT REFERENCE MONUMENT
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
SR = STATE ROAD
SWK = SIDEWALK
TYP = TYPICAL
WM = WATER METER
WV = WATER VALVE
WPP = WOOD POWER POLE

LEGEND

- SIGN
— TRAFFIC SIGNAL HAND HOLE
— FIBER OPTIC PULL BOX
— ELECTRICAL CABINET
— POWER POLE
— LIGHT POLE
— WATER VALVE
— WATER METER
— FIRE HYDRANT
— SANITARY MANHOLE
— CLEAN OUT
— IRRIGATION CONTROL VALVE
— BOLLARD
— TRAFFIC SIGNAL POLE
— IRF — IRON ROD FOUND
— IPF — IRON PIPE FOUND
— MON — MONUMENT
— BENCHMARK
— R/W — RIGHT OF WAY
— WATER LINE
— FENCE LINE

SCALE



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MARGATE HYBRID
CONVENIENCE MARKET
2000 N. STATE ROAD NO. 7
MARGATE BROWARD COUNTY, FLORIDA

PROJECT NO
8536-01-001

PLAN STATUS
XX/XX/XX XXXXX

DATE DESCRIPTION
DESIGN RT KS
DRAWN CHKD

SCALE: 1" = 30'

JOB No. 8536-01-001

DATE: 06/26/2015

FILE 8536-01-001 xbase

SHEET SU-2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

STATE ROAD NO. 7/ U.S. HIGHWAY NO. 441
R/W VARIES

COPANS ROAD
R/W VARIES

NW 55TH AVENUE 60' R/W

LEGEND - EXISTING

4	SIGN	A/C = AIR CONDITIONING	LB = LICENSED BUSINESS
4	TRAFFIC SIGNAL HAND HOLE	BFP = BACKFLOW PREVENTER	LP = LIGHT POLE
4	FIBER OPTIC PULL BOX	CO = CLEAN OUT	(M) = MEASURED DISTANCE
4	ELECTRICAL CABINET	CONC = CONCRETE	NAD = NORTH AMERICAN DATUM
4	POWER POLE	CBS = CONCRETE BLOCK STRUCTURE	NAVD = NORTH AMERICAN VERTICAL DATUM
4	LIGHT POLE	CM = CONCRETE MONUMENT	ORB = OFFICIAL RECORDS BOOK
4	WATER VALVE	CMP = CORRUGATED METAL PIPE	OU = OVERHEAD UTILITY
4	WATER METER	CPP = CONCRETE POWER POLE	(P) = PLAT DISTANCE
4	FIRE HYDRANT	DIP = DUCTILE IRON PIPE	PB = PLAT BOOK
4	SANITARY MANHOLE	EHH = ELECTRIC HAND HOLE	PG = PAGE
4	IRRIGATION CONTROL VALVE	ELEC = ELECTRIC	P.O.B. = POINT OF BEGINNING
4	BOLLARD	ELEV = ELEVATION	P.O.C. = POINT OF COMMENCEMENT
4	TRAFFIC SIGNAL POLE	EO = ELECTRICAL OUTLET	PRM = PERMANENT REFERENCE MONUMENT
4	IRON ROD FOUND	ET = ELECTRICAL TRANSFORMER	(R) = RECORD DISTANCE
4	IRON PIPE FOUND	EX = EXISTING	RCP = REINFORCED CONCRETE PIPE
4	MONUMENT	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	R/W = RIGHT OF WAY
4	BENCHMARK	FDC = FIRE DEPARTMENT CONNECTOR	SR = STATE ROAD
4	RIGHT OF WAY	FM = FORCE MAIN	SWK = SIDEWALK
4	WATER LINE	FOC = FIBER OPTIC CONDUIT	TYP = TYPICAL
4	FENCE LINE	GA = GUY ANCHOR	WM = WATER METER
4		GEN = GENERATOR	WV = WATER VALVE
4		HDPE = HIGH DENSITY POLYETHYLENE PIPE	WPP = WOOD POWER POLE
4		ICV = IRRIGATION CONTROL VALVE	
4		INV = INVERT	

PAVEMENT LEGEND

PROPOSED STANDARD DUTY CONCRETE PAVEMENT
PROPOSED HEAVY DUTY CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED STAMPED CONCRETE

SITE LEGEND

- UNDERGROUND FUEL TANKS BY TENANT
- CORNER/PARKING ISLAND, SEE DETAIL SHEET D2.0
- ASPHALT PAVING, SEE DETAIL SHEET D1.0
- ACCESSIBLE STRIPING, SEE DETAIL SHEET D1.0
- ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET D1.0
- TYPE "F1" CURB, SEE DETAIL SHEET D2.0
- AIR PUMP ON 4"x4" CONCRETE PAD W/ 2 BOLLARDS, SEE DETAIL SHEET D1.0
- 5" CONCRETE SIDEWALK, SEE DETAIL SHEET D1.0
- DUMPSTER ENCLOSURE, PER ARCHITECTURAL PLANS
- TRUNCATED DOMES TO BE OVERLAY PAD, 36" DEEP
- DETECTABLE WARNING PER FDOT INDEX NO. 304
- SIGN TO BE PERMITTED UNDER SEPARATE COVER
- 4" SINGLE YELLOW STRIPE LINE (SYSL4")
- CONCRETE RAMP PER A.D.A. REQUIREMENTS AND FDOT INDEX NO. 304
- LANDSCAPE PLANTER, SEE DETAIL SHEET D2.0
- "3+1" GAS DISPENSER (MPD) BY TENANT
- BIKE RACK, SEE DETAIL SHEET D1.0
- 36" STOP SIGN (R1-1) PER FDOT INDEX NO. 11860
- PAVEMENT MARKINGS, PER FDOT INDEX NO. 17346
- VENT STACK ON 5' X 8' CONCRETE PAD W/ 2 BOLLARDS, BY TENANT
- 6" DOUBLE YELLOW STRIPE LINE (DYSL6"), SEE LENGTH INDICATED AT SYMBOL
- 24" WIDE WHITE STOP BAR, PER FDOT INDEX NO. 17346
- MATCH EXISTING CONCRETE SIDEWALK
- PEDESTRIAN CROSSING SIGN (WW11-2) PER FDOT INDEX NO. 17346
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PIPE BOLLARD, SEE DETAIL SHEET D1.0
- SAW-CUT AND CONSTRUCT SMOOTH TRANSITION TO MATCH EXISTING CURB/PAVEMENT
- RIGHT TURN ONLY SIGN (RS-9) PER FDOT INDEX NO. 17346
- TRANSFORMER PAD WITH (4) BOLLARDS, CONTRACTOR TO CONFIRM REQUIREMENTS AND COORDINATE ELECTRIC SERVICE WITH POWER COMPANY
- PAVEMENT MARKINGS PER FDOT INDEX NO. 17346
- CROSSWALK STRIPING PER FDOT INDEX NO. 17346
- HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0
- STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0
- CROSS WALK STRIPING, SYSL6" SPACED AT 3.5' O.C. @ 60" BOUND BY DYSL6"
- LOADING ZONE STRIPING, SYSL4" SPACED AT 2' O.C. @ 45" BOUND BY SYSL4"
- DROP CURB, PER FDOT INDEX NO. 300
- LIGHT POLE, SEE DETAIL SHEET D1.0

SITE DATA

SITE ADDRESS: 2000 N. STATE ROAD 7, MARGATE, FL 33063
PARCEL ID: 4842-30-05-0010

TOTAL SITE AREA: 3.61 AC (TENNANT 1.94 AC, FUTURE 1.67 AC)
EXISTING USE: COMMERCIAL
ZONING: TOC-G (TRANSIT ORIENTED CORRIDOR - GATEWAY)
PROPOSED BUILDING AREA: 5,943 SF

SURROUNDING LAND USE:

DIRECTION	ZONED	EXISTING LAND USE
NORTH	TOC - C	COMMERCIAL RETAIL
SOUTH	TOC - C	BOWLING ALLEY
EAST	M1	COMMERCIAL
WEST	TOC - C	GAS STATION

LANDSCAPE BUFFER:

DIRECTION	REQUIRED	PROPOSED
NORTH	10'	10'
SOUTH	5'	9'
EAST	10'	14'
WEST	10'	10'

BUILDING SETBACKS:

DIRECTION	REQUIRED*	PROPOSED
NORTH	25'	138.42'
SOUTH	38'	38'
EAST	25'	154.97'
WEST	25'	75.7'

* MEASURED FROM EDGE OF PAVEMENT
† 10' SIGN SETBACK

LAND COVERAGE SUMMARY:

CONVENIENCE STORE			
PERVIOUS AREA	14,915 SF	(0.34 AC)	17.7%
IMPERVIOUS AREA	69,557 SF	(1.60 AC)	82.3%
TOTAL	84,472 SF	(1.94 AC)	100%

FUTURE			
PERVIOUS AREA	17,928 SF	(0.41 AC)	24.5%
IMPERVIOUS AREA	55,111 SF	(1.26 AC)	75.5%
TOTAL	73,039 SF	(1.67 AC)	100%

PARKING REQUIREMENTS:

REQUIRED			
C-STORE	30 SPACES	1 SPACE / 200 SF	
FUTURE	65 SPACES	1 SPACE / 200 SF	
TOTAL	95 SPACES	1 SPACE / 200 SF	
PROVIDED			
C-STORE	47 SPACES	1 SPACES / 127 SF	
FUTURE	69 SPACES	1 SPACES / 188 SF	
TOTAL	116 SPACES	1 SPACES / 163 SF	

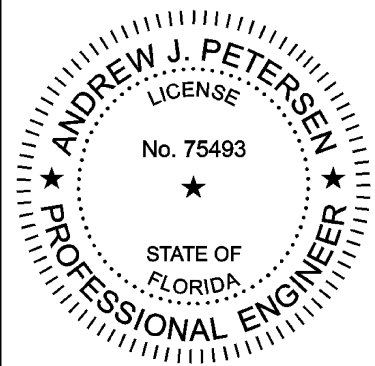
SITE PLAN

MARGATE HYBRID CONVENIENCE MARKET

2000 STATE ROAD NO. 7
MARGATE, FL 33063

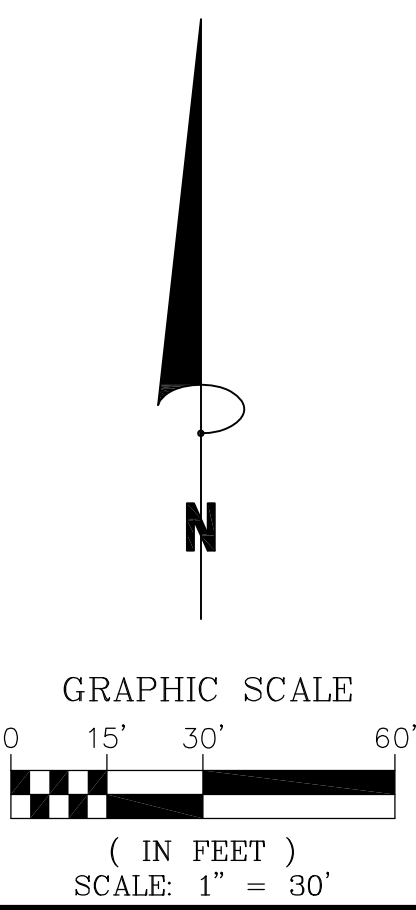
CITY OF MARGATE

BROWARD COUNTY, FL



ANDREW J. PETERSEN
LICENSE NO. 75493
09/16/2015

PLAN STATUS		
DATE	DESCRIPTION	
SW	EC	AJP
DESIGN	DRAWN	CHKD
SCALE	1" = 30'	
JOB No.	010032-01-012	
DATE	September, 2015	
FILE	010032-01-0-02-02-05-SIT	
SHEET	C1.0	



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