

BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # 02-16
HEARING DATE 1/5/2016

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: Appleby Real Estate Holding, LLP Date: 12/7/15

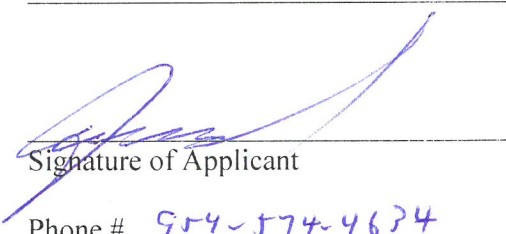
Relationship to Subject Property: Property Owner

Address of Property: Banks Road and NW 24th Street

Legal Description: A portion of tract A of the Sherman Plat,
PB 144, Pg 26, BCR.

Describe Variance Requested: Section 24.7 setback to wall and building.
Provide 25' setback to wall instead of 35' on banks Road.

List Details of Hardship: Property use requires a wall for security puposes
Banks road is a 80 wide ROW requires 35' setback.
A 25' setback is sufficient for landscape buffer and utilities
along Banks road and will match NW 24th Street setback.


Signature of Applicant

Phone # 954-574-4634

13455 FEDERAL HWY, DEERFIELD BEACH, FL
33441
Address

Fax# 954-574-4635

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: _____ Date: _____
Economic Development Director

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

City of Margate
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 12/03/15 00 Receipt no: 34473

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

KING MOTOR COMPANY OF COCONUT
CREEK, LTD
4950 N STATE RD 7
COCONUT CREEK, FL 33073
VARIANCE REQUEST BA-02-16
HSQ GROUP AGENT FOR APPLEBY
REAL ESTATE HOLDING,LLP
1489 W PALMETTO PARK RD #340
BOCA RATON, FL 33486
FOR COCONUT CREEK AUTOMOTIVE
BANKS ROAD & NW 24TH ST
JAY HUEBNER
JAY@HSQGROUP.NET
561-392-0221

Tender detail

CK Ref#:	200602	\$200.00
Total tendered:		\$200.00
Total payment:		\$200.00

Trans date: 12/09/15 Time: 9:28:01

HAVE A GREAT DAY!

City of Margate
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 12/03/15 00 Receipt no: 34502

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

KING MOTOR COMPANY OF COCONUT
CREEK LTD
4950 N STATE RD 7
COCONUT CREEK, FL 33073
PUBLIC HEARING SIGN BOND
VARIANCES BA-01-16 & BA-02-16
BANKS ROAD & NW 24TH STREET
COCONUT CREEK AUTOMOTIVE
BY HSQ GROUP, INC.
1489 W PALMETTO PARK RD #340
BOCA RATON, FL 33486
JAY HUEBNER
JAY@HSQGROUP.NET
561-392-0221

Tender detail

CK Ref#:	200604	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 12/09/15 Time: 9:55:15

HAVE A GREAT DAY!



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

December 4, 2015

Andrew Pinney

City of Margate Department of Environmental & Engineering Services
901 NW 66th Avenue, Suite A
Margate, FL 33063

Re: **COCONUT CREEK AUTOMOTIVE – VARIANCE NARRATIVE**
HSQ Project Number: **1305-26**

Dear Andrew:

The property owner for this industrial site is developing a vehicular storage and car preparation center for the local car dealerships. There will be brand new cars delivered to the property on a regular basis and security is extremely important to protect the site from theft and vandalism. The current code does not allow a wall to be placed in the front yard and within the setbacks to the street rights-of-way line. Please see described conditions for each variance requested below.

Section 3.14(16) fences and walls in front yard:

The Margate code section language is as follows:

(16)

In commercial, mixed use, and industrial districts, no fence or wall shall be erected or maintained in any front yard, except when used on a temporary basis to secure an active construction site. Otherwise, fences and walls may be erected to a height not exceeding seven (7) feet above the established grade. Where nonresidential property directly abuts a residential parcel, only decorative masonry walls shall be permitted on the nonresidential parcel along the common property line. Chain link or other similar style fences shall not be permitted within any TOC zoning district, except when used on a temporary basis to secure an active construction site. No fence or wall shall be erected within any TOC zoning district that isolates any property, or otherwise inhibits connectivity and the availability of shared parking, with the exception of residential-only developments.

The property owners requires security measures to protect the new cars within the property. A 7 foot high wall has been proposed along Banks Road and NW 24th Street. The proposed building has been located to allow for visibility to both gated access locations. Security cameras will be installed to assist with the overall security to the site. The property is across the street from a Liberty Elementary school which has children walking by the property on Banks Road. Security is required to insure the pedestrians do not cut thru the site. The gates to the property are closed except for pick up and drop off events. The wall will provide additional visual screening together with the landscape buffer to insure the parking lot is not visible from Banks Road and NW 24th Street. The property use is not open to the public and does not require retail signage or promotions. The landscape buffer on Banks Road and NW 24th Street will provide proper trees and ground cover to insure the site is well maintained and avoid the industrial parking lot appearance.

Section 24.7 (A) Yards and Setbacks:

The existing Margate code language is as follows:

(A)

Street yard setbacks.

(1)

The minimum building setback from all street rights-of-way less than eighty (80) feet in width shall be twenty-five (25) feet.

(2)

The minimum building setback from all street rights-of-way eighty (80) feet in width of greater shall be thirty-five (35) feet.

(3)

This yard may be used for walkways, parking of passenger cars, driveways and landscaping, but not for any other use or purpose.

The property owner requires a wall to be placed along Banks Road and NW 24th Street for security purposes. The code requires a 25' setback to the wall on NW 24th Street and 35' setback on Banks Road. NW 24th Street is a 50' wide rights of way and Banks Road is a 120' wide Rights-of-way. The purpose of the property use is to store vehicles and prepare them for sale at local dealerships. To maximize the use on the property the property owner is requesting the buffer along Banks Road be consistent with NW 24th Street buffer of 25' wide. The 25' wide landscape buffer together with the 7' high wall provides a sufficient buffer to the interior of the property and does not deteriorate the surrounding property views of the proposed site. The 25' wide buffer is sufficient to meet the city's landscape code requirements for trees and ground cover. The interior uses of the site consist of one small one story building placed 200 feet away from the property line. The uses do not require increased buffers or screening to meet the intent of the code. The wall will be a decorative wall together with the landscaping to provide the same buffering a 35' wide buffer would accomplish. We believe the variance for the wall to be placed 25' from the rights-of-way line meets the intent of the 35' setback to a building.

Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,
HSQ GROUP, INC.



Jay Huebner, P.E., A.I.C.P., LEED AP

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at Banks Road and NW 24th Street
being the subject property for this variance application, and I give authorization to
Jay Huebner to file this petition for the said
variance.

Jeff Gale
Print owner's name

[Signature]
Signature of owner

Subscribed and sworn to before me this 3 day of December
20 15.

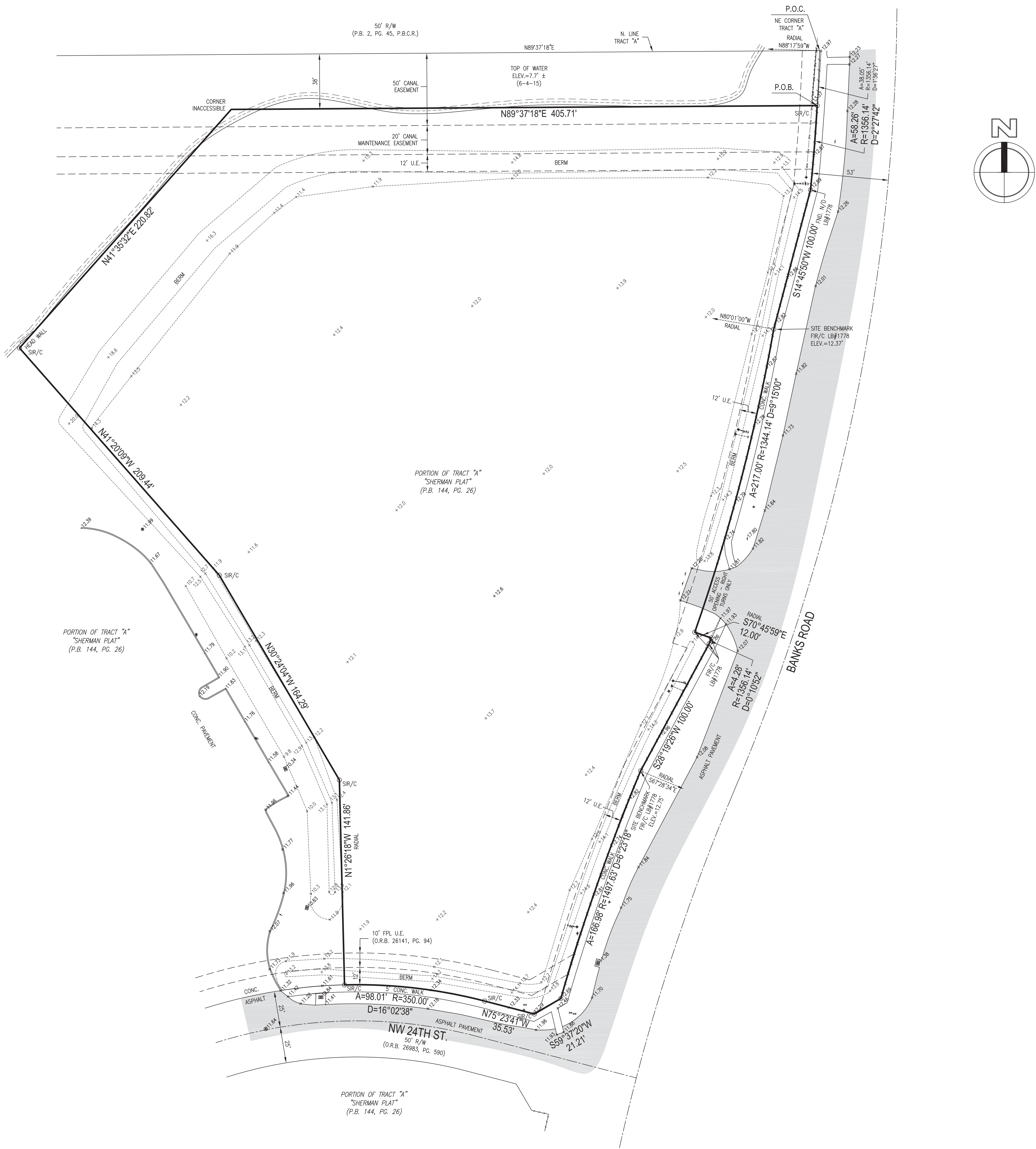
[Signature]
Signature of Notary

Amy Sue Kanner
Print or type name of Notary

☒ Personally known to me
☐ Produced identification



AMY SUE KANNER
MY COMMISSION # FF 080011
EXPIRES: February 12, 2018
Bonded Thru Budget Notary Services



LEGAL DESCRIPTION

THAT 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 88°17'59" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID TRACT "A", HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 0°15'02.7"; A DISTANCE OF 38.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE OF TRACT "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 0°22'42", A DISTANCE OF 58.26 FEET; THENCE SOUTH 14°45'50" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 80°01'00" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,344.14 FEET AND A CENTRAL ANGLE OF 0°15'00", A DISTANCE OF 217.00 FEET; THENCE SOUTH 70°45'59" EAST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 0°07'10.52", A DISTANCE OF 4.28 FEET; THENCE SOUTH 28°19'26" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 67°28'34" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,497.63 FEET AND A CENTRAL ANGLE OF 0°6'23'18", A DISTANCE OF 166.98 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 24TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 26983, PAGE 590 OF SAID PUBLIC RECORDS, THE FOLLOWING THREE (3) COURSES: SOUTH 59°37'20" WEST, A DISTANCE OF 21.21 FEET; THENCE NORTH 75°23'41" WEST, A DISTANCE OF 35.53 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 16°02'38", A DISTANCE OF 98.01 FEET; THENCE NORTH 01°26'18" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 141.86 FEET; THENCE NORTH 30°24'04" WEST, A DISTANCE OF 164.29 FEET; THENCE NORTH 41°20'09" WEST, A DISTANCE OF 209.44 FEET; THENCE NORTH 41°35'32" EAST, A DISTANCE OF 220.82 FEET; THENCE NORTH 89°37'18" EAST, ALONG A LINE 38 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 405.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 4.855 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID TRACT "A" HAVING A BEARING OF NORTH 89°37'18" EAST, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2729: ELEVATION: 14.23" (CONVERTED FROM PUBLISHED ELEVATION OF 15.791' NGVD29).
- PROPERTY ADDRESS: EAST PORTION OF 5355 NW 24TH STREET, MARGATE, FL
- FEMA FLOOD ELEVATION INFORMATION:
 - FIRM NO.: 12011C0165H
 - EFFECTIVE DATE: 8/18/14
 - ZONE: X
 - BASE FLOOD ELEV.: N/A
- CERTIFIED TO:
APPLEBY REAL ESTATE HOLDINGS LLLP
TRIPP SCOTT, P.A.
CHICAGO TITLE INSURANCE COMPANY

ABBREVIATIONS:

A = ARC LENGTH
A/C = AIR CONDITIONER
ALUM. = ALUMINUM
B.C.R. = BROWARD COUNTY RECORDS
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK & STUCCO
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
D = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FIP = FOUND IRON PIPE
FIR/C = FOUND IRON ROD W/CAP
FIR = FOUND IRON ROD
FND. = FOUND
ICV = IRRIGATION CONTROL VALVE
INV. = INVERT
MON. = MONUMENT
N/D = NAIL AND DISC
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
PG. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
SIR/C = SET 1/2" IRON ROD W/CAP LB7924
SMH = SANITARY SEWER MANHOLE
SN/D = SET NAIL & DISC LB7924
S.F. = SQUARE FEET
STY. = STORY
TCB = TRAFFIC CONTROL BOX
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WV = WATER VALVE

LEGEND:

BACKFLOW PREVENTER
BOLLARD
CABLE BOX
CATCH BASIN
CENTERLINE
CLEANOUT
ELEVATION
FIRE HYDRANT
MANHOLE, DRAINAGE
MANHOLE, SANITARY
NON-VEHICULAR ACCESS LINE
POLE, LIGHT
POLE, WOOD
SIGN
TREE
VALVE, WATER
WATER METER
WIRES, OVERHEAD

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 2014-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 5/04/15

NO.	DATE	BY	CKD	REVISIONS	FB/PG
3	7/08/15	DCW	DCL	CORRECTIONS TO DESCRIPTION	N/A
2	6/29/15	DCW	DCL	INCREASE PARCEL SIZE	FILE
1	6/11/15	DCW	DCW	ADD CERTIFICATIONS	N/A

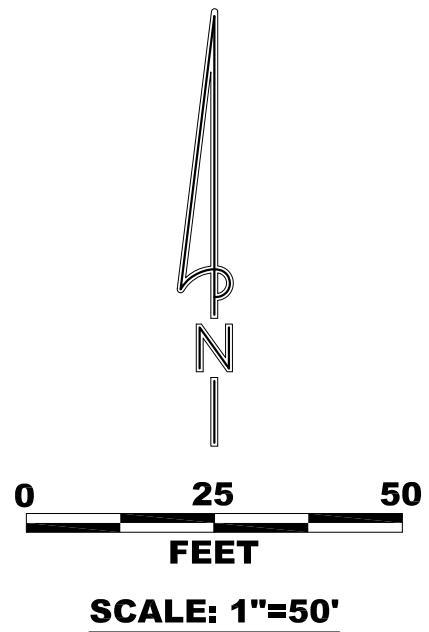
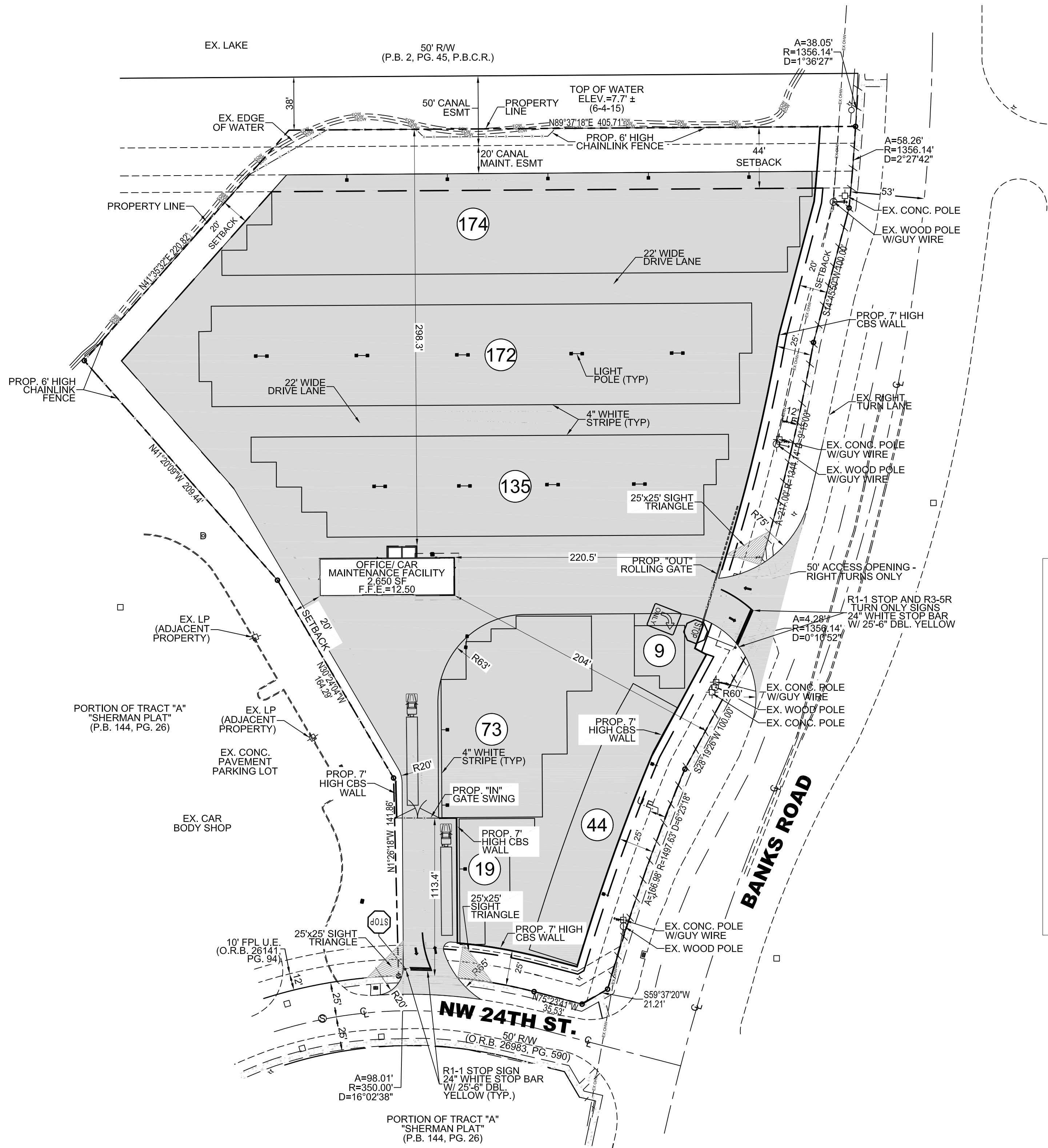
SCALE: 1"=40'
DATE: 5/05/15
DRAWN BY: N.O.
FIELD BOOK: 026/18
CHECKED BY: DCW
SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

MAP OF BOUNDARY SURVEY
PORTION OF TRACT "A", SHERMAN PLAT
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
150538
SHEET NUMBER
1 OF 1



SITE DATA				
LAND USE CLASSIFICATION:		INDUSTRIAL	ZONING CLASSIFICATION: M-I	
SITE AREA:			DENSITY CALCULATIONS:	
NET SITE AREA:	4.85 AC.	100.0%	NET SITE AREA:	4.85 AC.
BUILDING COVERAGE AREA:	0.61 AC.	1.3%	FLOOR AREA RATIO (FAR)	0.01
PAVED AREA:	3.97 AC.	81.7%	SETBACK REQUIREMENTS:	
GREEN AREA:	0.83 AC.	17.1%		
PARKING REQUIREMENTS:				
2,650 SF / 500 OFFICE				
VEHICLE LOT AREA				
			REQUIRED: PROVIDED:	
			FRONT (EAST):	35 FEET 20 FEET
			SIDE - NORTH:	60 FEET 44 FEET
			SIDE - SOUTH:	25 FEET 20 FEET
			WEST:	0 FEET 20 FEET
			CODE REQUIREMENTS	
			BUILDING MAX HEIGHT	60' PROVIDED 20'



NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 08/15
Drawn by: JLS Date: 08/15
Checked by: JH Date: 08/15



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Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
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COCONUT CREEK AUTOMOTIVE

SITE PLAN

SCALE:
1" = 50'
PROJECT NUMBER:
150538
SHEET NUMBER:
SP-1

Date: 12/4/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida