

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

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

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IA	JAN 1 1 2016	

Submittal Date (official use):

	JAN 1 1 2010					
Project Name Camp Canine	BY: LPL					
Address 3201 N SR 7, Marga	DRC# 01-16-05					
Acreage	Folio Number 4841240	Paid: \$500.00 expedite				
Existing Use Formerly nail salon, church, retail						
Legal Description MARGATE PLAZA NO.1 132-50 B PAR A, LESS POR DESC AS COMM AT						
NORTHERNMOST SE COR OF SAID PLAT N 162 TO POB, W 165, N 210, E 165, S 210 TO POB, LESS PARCELS A,C,D & E AS DESC IN OR 17838/295						
10C-G						
Describe proposal/request in detail Please see attached						
Agent/Contact Name Jennifer Heider						
Address 401 NE 29th St, Wilton Manors, FL 33334						
Phone Number 973-493-810	07	Fax Number				
Email Address jenheider@gmail.com						
Property Owner Name Penn Dutch Plaza, LLC						
Address 500 West Cypress Creek Rd, Suite 350, Ft Lauderdale, FL 33309						
Phone Number 954-332-03	83	Fax Number				
Email Address Bsherman@ross-realty.com						
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 A 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.						

Special Land Use Attachment to Special Exception Application for Camp Canine

December 23, 2015

To Whom It May Concern:

Camp Canine® ("We", "Our") currently operates three corporate owned locations; East Boca Raton, Downtown Fort Lauderdale and East Hollywood offering high end pet services to residents of those communities. Our services include pet grooming, cageless day care for dogs, pet transportation, indoor overnight boarding for dogs and cats, pet spa services as well as a boutique offering high quality pet products (treats, leashes, collars, food etc.) and our own brand of luxury pet bedding.

Each of our locations consists of: boutique/retail area, small dog indoor play area, large dog indoor play area, overnight dog boarding area (including a mix of standard kennels and suites), bathing/spa area, grooming area, fenced outdoor play yard, overnight cat boarding area, management office, laundry area, kitchen and full bathroom (we provide 24 hour on site supervision). As we provide transportation services, there is also a van or small bus on site.

Our standard hours of operation are Monday through Friday 7:30 a.m. -6:30 p.m., Saturday 8:00 a.m. -5:00 p.m. and Sunday 10:00 a.m. -5:00 p.m. We also have a limited boarding pick up/drop off schedule on major holidays; however, on holidays, the facility operates on a weekend schedule requiring personnel from approximately 7:00 a.m. until 6:00 p.m. Overnight boarders are let into the outdoor play yard prior to the opening hours listed and are returned to their overnight accommodations between 5:00 and 8:00 p.m. Throughout the day, weather permitting, dogs alternate between the indoor and outdoor play area.

The proposed 3,000 SF of outdoor area will require approximately 10 parking spaces of the rear parking lot of the center. As the play yard will be in the back of the building and our customers typically spend less than 10 minutes in our facility we do not foresee this encroaching on the parking of neighboring businesses.

The residents of Margate and surrounding communities currently have limited options with regards to these services. The Penn Dutch Plaza provides a convenient location for busy residents to patronize and trust with the care of their four legged family members for brief visits or extended stays. This will be Camp Canine's first franchisee owned and operated location. As such, the search for the perfect location has been extensive. We determined the city of Margate was ideal due to its dog friendly and prestigious reputation. The Penn Dutch Plaza provides great exposure to Camp Canine as well as convenience to residents of Margate and neighboring towns. We encourage you to tour our Boca Raton location and visit our website www.campcanineflorida.com.

Thank you for your time and consideration of this matter.

Jennifer Heider, Franchisee Promovere, LLC dba Camp Canine 973-493-8107 City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RRODI

12/21/15 00

Receipt no:

50945

Type SvcCd Description

Amount

EI

ECDV SPECIAL EXECPT. USE

Qty

1.00

\$500.00

PROMOVERE LLC

SPECIAL EXCEPTION USE

CAMP CANINE

3201 NORTH STATE ROAD 7

UNITS 3189B,3195,3197 & 3199

DRC # 01-16-05

JENNIFER HEIDER

401 NE 29TH STREET

WILTON MANORS, FL 33334

973-493-8107

JENHEIDER@GMAIL.COM

Tender detail

CK Ref#:

1007

\$500.00

Total tendered:

\$500.00

Total payment:

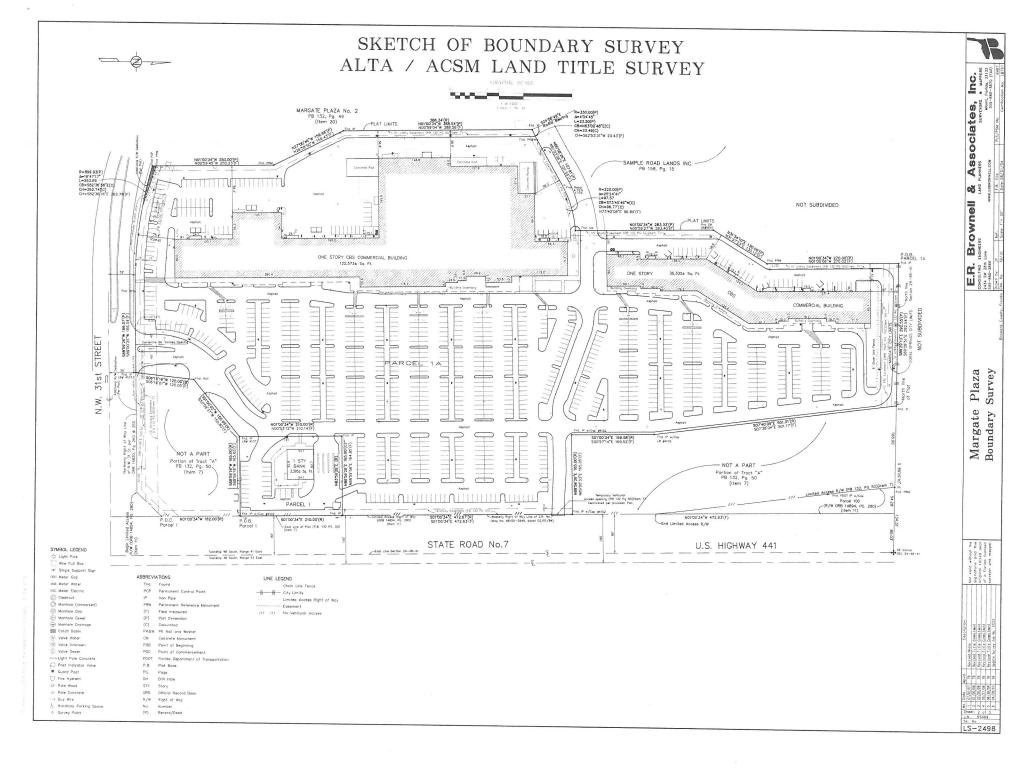
\$500.00

Trans date:

1/11/16

Time: 11:52:27

HAVE A GREAT DAY!



U.S. HIGHWAY 441

SKETCH OF BOUNDARY SURVEY ALTA / ACSM LAND TITLE SURVEY

A portion of MARGATE PLAZA NO. 1, according to the plat thereof, as recorded in Plat Book 132 Page 50 of the Public Records of Broward County, Floride, which portion is more particularly described as follows:

STATE ROAD No. 7

Together with Essements, Rights and Privileges set forth in Declaration of Covenants for Water Management recorded in Official Records Book 15071, Page 620, as affected by instrument recorded in Official Records Book 16215, Page 314, of the Public Records of Broward County, Florida

Easements Rights and Privileges set forth in Drainage Easement recorded in Official Records Book 14860, Page 506 and Amendment to Drainage Easement recorded in Official Records 14882, Page 4960, Page 506 and Amendment of Drainage Easement recorded in Official Records 15418, Page 827, of the Public Records of Broward Commy Priviles.

PARCEL 5:

A parcel of land being a portion of the plat of MARGATE PLAZA NO. 1, according to the plat thereof, as recorded in Plat Book 132, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

ESCINIONIS on the Processes and Conference of the Conference of th

(The previously described nine (9) courses being coincident, with the Westerly boundary of said Plat.)

EASEMENT PARCELS 2A THROUGH 12A ARE FOR THE USE AND BENEFIT OF PARCEL 1A

All gift. It is not interest of Coreli Point Plaza Associates, Ltd., a Floods limited partnership. Associates, and the control of the convention designed in flavor of Parcel II has set from in that certain Elasement from the control of the cont

All right, tife and interest of Associates in, to and under that centarn Declaration of Reciprocal Easterments and Operating Agreement executed by Coral Pointe Plaza Associates, Ltd., 'bearing the date of August 19, 1988, recorded in Chical Records Book 15272, Page 657, of the Public Records of Broward County, Floride, to the autent that same benefits Parcel IA.

PARCEL 4A:

All right, life and interest of Associates in 10 and under the non-exclusive assement in favor of Parcel
All right, life and interest of Associates in 10 and under the non-exclusive assement
in few of Parcel 1A for multiple passage of the set of the passage of the control of

All right, title and interest of Associates in, to and under that certain Drainage Eastment between Frenk Newerb, Ltd., and Centrum Sawgrass, Inc. recorded in Official Records Book 14900, Feps 500: as aimended by that certain Amendment to Drainage Eastment recorded in Official Records Book 14900, Feps 500: as aimended by that certain Amendment to Drainage Eastment recorded in Official Records Book 14900, and the Company of the Public Records of Broward County, Florida, to the extent that benefits Parical N. PARCEL 6A

All right, title and interest of Associates in, to and under that certain Flow Easement between Frank Newells, Ltd., and Centrum Sawgrass, Inc., recorded in Official Records Book 15/102, Page 907, of the Public Records of Servand Courty, Florids, to the satest that same benefits Parcel 1A.

PARCEL 7A

All right, ties and interest of Associates In; to and under their certain Declaration of Covenante for the Covenante of Covenante Covenante (Covenante Covenante Cove

PARCEL BA-

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PARCEL BA:

All of the right, title and interest of Associates in, to and under the following:

PARCEL 11A

At right, tille and inferest of Associates in to and under the non-exclusive easements in favor of Parcel 1A as set forth in that certain Easement from Sample/441 Land Corporation to Corel Pouter Parisar Associates, Lot, recorded in Official Records Social 61198, Page 330, of the Public Records of Broward County, Piords, for installing, manifaming, replaning and using dramage, water and sewer improvements and other utilities improvements to the extent that state benefits Parcel 1A.

All right, title and interest of Associates in, to and under that certain Declaration of Restrictions recorded in Official Records Book 16215, Page 316, of the Public Records of Broward County, Florida, to the extent that same benefits Parcel 1A.

All of said lands situate, lying and being in Broward County, Florida.

SURVEYOR'S NOTES

Bearings are based on the system as shown on the said plat of MARGATE PLAZA NO. 1, where the East line of Tract "A" bears South 01°00°34" East.

This Survey represents a Boundary Survey of Parcel 1 and Parcel 1A. Essement Parcels 2 through 5 and Easement Parcel 2A through 12A have not been monumented.

The Subject Property does is within a Special flood Instant Area (SFHA) as shown on the Nesional Flood Instrumor Programs, Flood instrumore Prate Map for Broward County, Florids and fromprovate Areas Map No. 1201/1501/15F, Commany No. 1202/17, bearing an effective/revised date of August 18, 1987. Said map delineates the herein described land to be situated within Zone AH, base flood delivation of 1964.

The Subject Procesty currently lies within the Community Business B.2 Dutrict based on the City of Margate Land Line and Zongo Gode, a past of the Code of Ordinatess, aspised Feenawy 9, 1972. Geodest Price (July 1, 1972, Codest Group) Cert 16, 1973, Cledest July 2, 2073 (Beginterer 18, 1972), Codest July 2, 2073, Cledest July 2, 2073, Cledest July 2, 2074 (Beginterer 1974), 1974, Codest July 2, 2074, Cledest July

16. SettleGold in the Dr. Committee growth of the Committee Gold in the Dr. Committee Gold in the Committee Go

The building areas as shown hereon are based on the exterior footprint of the building at ground level and are not the gross building areas.

There are 19 standard parking spaces and 2 handicap parking spaces lying within the described Parcel I, for a total of 21 parking spaces. There are 896 standard parking spaces and 26 handicap parking spaces lying within the described Parcel IA, for a total of 922 parking spaces.

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Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed on substrating investigation or determined the location of underground floatings. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtamences shown on this substration.

The assements, encumbrances and restrictions evidenced by Recorded Documents and/or other tise exceptions provided to the surveyor as noted in Shrukduli 8, as they presen to Parcel 1 and Parcel 1 and

Policy No. 685-66-213506-07-1542

Imm.) The Guider Princip issues who ly within Pall Blook. 132 at Page 50 of the Public Records on Management of the reservoirs, decidations, conclosions, and the public of the Public Princip issues of the Public Pr

Item 13)

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SURVEYORS' CERTIFICATION

To Fidelity National Title Insurance Company, Gehr Development Florida LLC,, a Delaware Emitted liability company and their respective successors and assions

This is to carify that they give part of the they are stated in accordance with the "Althamor Standard Deals Requestments for ALTARCSM (and Time Surveys, Tomor Standard Deals Requestments for ALTARCSM (and Time Surveys, Tomor Standard Deals Requestments for ALTARCSM (and Time Surveys, Tomor Standard Deals Requestments and supposed by ALT and NESS's and effect on the date of this contribution, understanding and standard sta

E.R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell, Exocutive Vice President
Thomas Brownell, Exocutive Vice President
Thomas Brownell, Exocutive Vice President
State of Florida

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SS SURVEYORS
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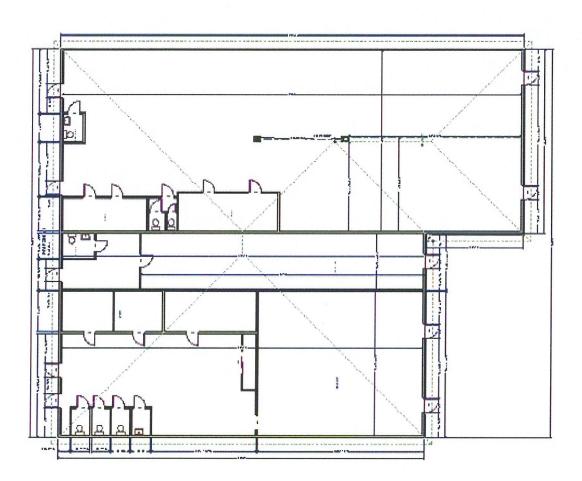
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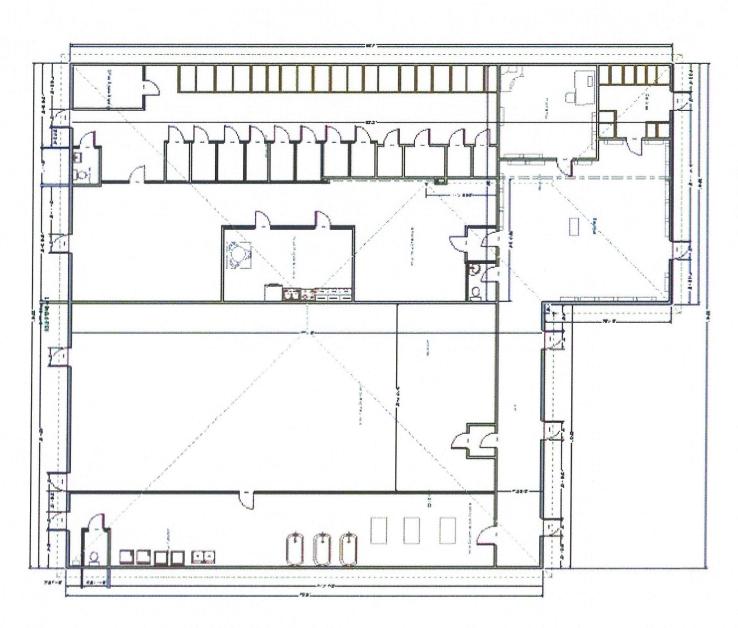
Brownell CONSULT 2434 SW 305-860-

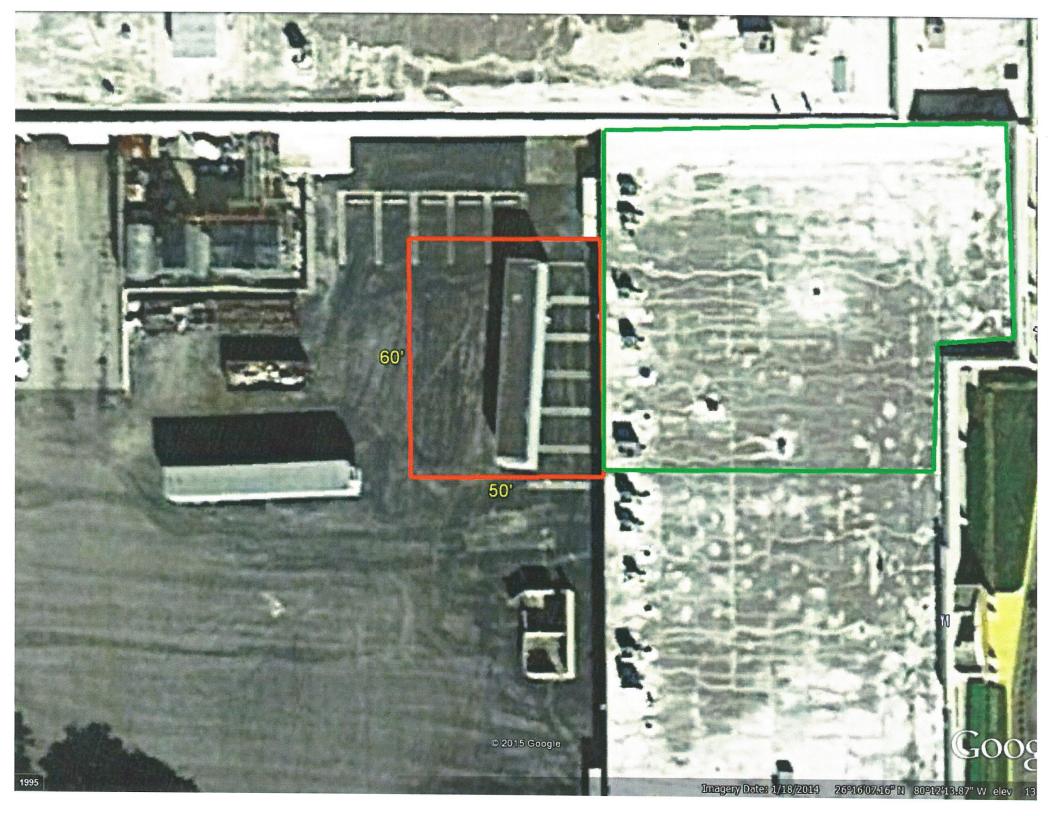
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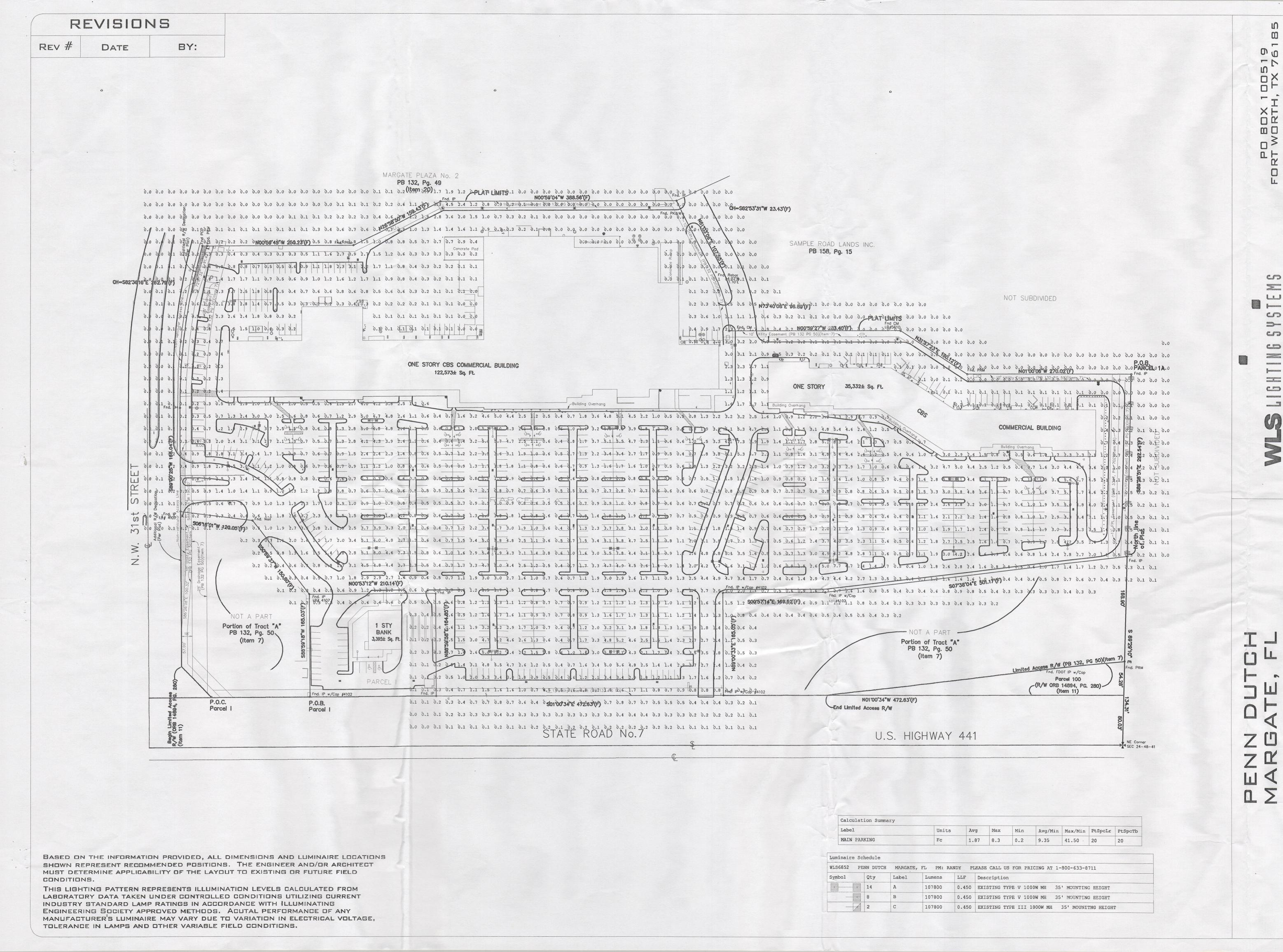
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