

BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # 19-16
HEARING DATE 6-7-16

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: HTG Arbor View, LLC. Date: May 9, 2016

Relationship to Subject Property: Purchaser, Developer

Address of Property: NE -SR7 & NW 31st Street

Legal Description: A portion of Parcel "A", Infante II, according to the Plat Book 168, Page 11
of the Public Records of Broward County, Florida as shown on the survey.

Describe Variance Requested: Modify location of 8' landscape strip on NW 31st Street.

List Details of Hardship: Existing R/W only allows for 7' sidewalk between property line and curb
existing utility poles located in easement where sidewalk would be located per code.


Signature of Applicant

3225 Aviation Ave, #602, Coconut Grove, Fl 33133
Address

Phone # 786-347-4549

Fax# _____

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

Describe request and how it varies from the Code: _____

Provide 8' wide landscape strip measured from the curb inard toward the private development.

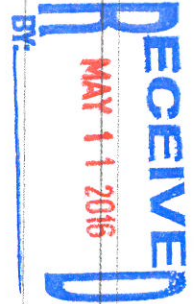
Replace existing 5' sidewalk with 7' sidewalk and 10' landscape strip against building.

Section of Code involved: 23-6(B)(2) Zoning of Property: TOC-G

Have plans been submitted to and approved by the Building Department? no

Additional Comments: _____

By: _____ Date: _____
Economic Development Director



City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 5/18/16 00 Receipt no: 118291

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

HTG AFFORDABLE, LLC
3225 AVIATION AVE., SUITE 602
COCONUT GROVE, FL 33133
VARIANCE REQUEST #BA-19-16
ARBOR VIEW
NW 31 STREET & N STATE RD 7
BY HSQ GROUP, INC
1489 W PALMETTO PARK RD, #340
BOCA RATON, FL 33486
561-392-0221
JAY@HSOGROUP.NET
JAY HUEBNER

Tender detail
CK Ref#: 2415 \$200.00
Total tendered: \$200.00
Total payment: \$200.00

Trans date: 5/18/16 Time: 10:30:36

HAVE A GREAT DAY!

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at Northeast Corner of SR7 and NW 31st Street.

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

Jay Huebner- HSQ Group, Inc. _____ to file this petition for the said


variance.

Jacob Zupman
Print owner's name

Print owner's name

Signature of owner

Subscribed and sworn to before me this 12th day of May 2016.


Signature of Notary



Print or type name of Notary

Personally known to me

Produced identification _____

777 Properties, Inc.

March 3, 2016

To Whom it May Concern:

I, the undersigned, Michael Shooster, President of 777 Properties, Inc., A Florida Corporation, am the current owner of the subject property (Broward County parcel ID number: 4842-19-34-0010) to be developed as Arbor View in the city of Margate, Florida. The property is under contract for sale to Housing Trust Group, LLC.

I hereby authorize Housing Trust Group, LLC, or its assignee(s) and designee(s) to sign all applications for obtaining required permits/approvals from various regulatory agencies, including, but not limited to, Florida Department of Environmental Protection, Southwest Florida Water Management District, city of Margate and Broward County, Florida, which may be necessary for the regulatory agency approvals, permitting and construction of the project. I specially authorize Housing Trust Group, LLC, to apply for comprehensive plan amendments and any other required processes for zoning or rezoning associated with the anticipated development of the project.


Thank you for your help.


Michael Shooster
President


STATE OF FLORIDA

County of Broward

BEFORE ME, the undersigned Notary Theresa Gerardi,
on this 3, day of MARCH, 2016, personally
appeared MICHAEL SHOOSTER, known to me to be a credible person or
who has produced _____ as identification and who being by
me first duly sworn, on his/her oath, deposes and says that he/she fully understands
the contents of the affidavit that he/she signed.


Notary Public Signature

THERESA GERARDI
Notary Public Name (Type or Print)

 **THERESA GERARDI**
COMMISSION # EE207664
EXPIRES August 11, 2016
Florida Notary Service.com

My Commission Expires: AUGUST 11, 2016