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Plat Note Amendment Request

Wheat Capital Management ("Petitioner") proposes the construction of a 130,000 square foot storage facility ("Project") on vacant land generally located on the southeast corner of NE 31st Street and 441 in the City of Margate (folio number 4892-19-0010) ("Property"). The Property has a TOC designation and as a result the Project is permitted as a special exception use. The currently vacant Property consists of approximately 2.6 acres and has a commercial land use designation. The Property is adjacent to an existing Walgreens store and the proposed self-storage will be a new construction development which will be aesthetically pleasing.

The Property is located within the Alexander Plat as recorded in Plat Book 164, Page 28 of the Public Records of Broward County ("Plat"). On June 28, 2016, the City approved Resolution No. 16-266 to allow for a 132,000 square foot self-storage use on the Plat. However, the square footage for the existing commercial use (Walgreens) was incorrectly identified. The approved plat note restricted development to 14,740 square feet of existing commercial use and 132,000 square feet of self-storage use. It has since been determined that the actual square footage for the existing Walgreens is 15,416 square feet. As such, Petitioner is requesting to correct this error in existing commercial square footage and amend the restrictive note on the Plat as follows:

From:

This plat is restricted to 15,000 square feet of commercial use and 20,000 square feet of office use, excluding banks. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

This plat is restricted to 15,416 square feet of existing commercial use and 132,000 square feet of self-storage use. Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Petitioner respectfully requests that the City and County approve this delegation request application to amend the note on the face of the Plat as described above. Please contact Hope Calhoun, Esq. or Christina Bilenki, Esq. at (561)405-3300 should you have any questions or need additional information to process this request.

Sincerely,

Christina Bilenki, Esq.

Dunay, Miskel & Backman, LLP