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Plat Note Amendment Request

On October 19, 2016, the City Commission for the City of Margate ("City") approved Resolution No. 16-303 for a plat note amendment related to the Alexander Plat, as recorded in Plat Book 164, Page 28 of the Public Records of Broward County, Florida ("Plat") to allow for the construction of a 132,000 square foot self-storage facility ("Project") on the vacant +/-2.6 acre parcel 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 is adjacent to an existing Walgreens store, which is also included within the boundaries of the Plat.

At the time Wheat Capital Management ("Petitioner") submitted the site plan and corresponding plat note to the City, the site plan proposed a self-storage building with a gross building area of 131,896 square feet. As such, the corresponding plat note language submitted and approved by the City allowed for 132,000 square feet of self-storage use. Specifically, Resolution No. 16-303 approved the following amended plat note:

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.

However, during final site plan review, certain design changes were required which resulted in a final building with a gross building area of 133,872 square feet. In accordance with the County's regulations, the square footage included in the plat note language must also reflect all covered portions of the building, including any overhangs. The additional overhangs included as part of the approved Project result in a total gross building area of 136,576 square feet for the purposes of the County's plat note requirements. The proposed corrective plat note language is consistent with the approved site plan for the Project and the site plan reviewed by the City Commission as part of the approval for the Special Exception associated with the Project. At this time, we respectfully request an amendment to Resolution No. 16-303 and the approved plat note language to accurately account for the gross building square footage of the approved Project. Specifically, Petitioner is requesting to correct this error in existing commercial square footage and amend the restrictive note on the Plat as follows:

This plat is restricted to 15,416 square feet of existing commercial use and 137,000 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 approve this delegation request application to correct Resolution No. 16-303 and 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,

A handwritten signature in blue ink, appearing to read 'Christina Bilenki', with a stylized, cursive script.

Christina Bilenki, Esq.

Dunay, Miskel & Backman, LLP