

BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # 10-17
HEARING DATE 4-4-17

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: Toscana Park Villas, LLC. Date: February 14, 2017

Relationship to Subject Property: Property Owner

Address of Property: SR 7 & NW 31st Street

Legal Description: Newth Plat (PB 173-PG 36)

Describe Variance Requested: Driveway Width Dimension

List Details of Hardship: See Attached Letter



1 N. Clematis St., S #200, W Palm Beach, FL. 33401

Signature of Applicant

Address

Phone # (561) 366-5247

Fax# (561) 983-4204

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: See attached Staff Recommendation

By: _____
Economic Development Director

Date: _____

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



HSQ GROUP, INC.
Engineers • Planners • Surveyors
5951 Northwest 173rd Drive, Suite #4
Miami, Florida 33015
(786) 534-3621 Phone

March 8, 2017

Mr. Andrew Pinney, Associate Planner
CITY OF MARGATE
Economic Development Department
901 Northwest 66th Avenue
Margate, Florida 33063

Re: **TOSCANA**
HSQ Project Number: **1311-69**
(Site Plan Modifications – Variance Request)

Dear Mr. Pinney:

The current owner of the property would like to propose some additional parking modifications throughout the site. These driveway and parking changes do not meet current city code standards. Therefore, we would like to request a variance in order to implement these changes. Pursuant to the City of Margate requirements for a variance, please find enclosed the following items for the above referenced project:

1. One (1) executed City of Margate Variance Request Application.
2. Three (3) certified copies of the revised site plan with the additional parking spaces.
3. Three (3) certified copies of the latest boundary survey for the property.
4. A check for \$250.00 made payable to the "City of Margate" for the variance application fee.

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.


Antonio Quevedo, P.E.

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at Toscana Development
being the subject property for this variance application, and I give authorization to
HSQ Group, Inc. to file this petition for the said
variance.

Susan C. Porro
Print owner's name

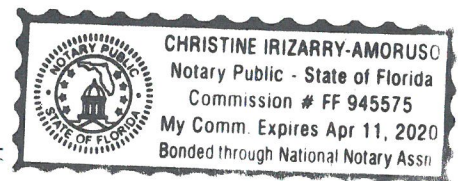
[Signature]
Signature of owner

Subscribed and sworn to before me this 8th day of MARCH
2017.

[Signature]
Signature of Notary

CHRISTINE IRIZARRY-AMORUSO
Print or type name of Notary

☒ Personally known to me
☐ Produced identification



City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 3/13/17 00 Receipt no: 84879

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00
ATLANTIC CRYSTALS CONSTRUCTION			
PETTY CASH ACCOUNT			
1 NORTH CLEMATIS STREET			
SUITE 200			
WEST PALM BEACH, FL 33401			
VARIANCE REQUEST BA-10-17			
TOSCANA PARK VILLAS, LLC			
SR7 & NW 31ST STREET			
BY HSQ GROUP, INC.			
5951 NORTHWEST 173 ST, STE #4			
MIAMI, FLORIDA 33015			
ANTONIO QUEVEDO, P.E			
(786) 534-3621			

Tender detail

CK Ref#:	1237	\$200.00
Total tendered:		\$200.00
Total payment:		\$200.00

Trans date: 3/13/17 Time: 16:08:25

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 3/13/17 00 Receipt no: 86523

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

ATLANTIC CRYSTALS CONSTRUCTION
PETTY CASH ACCOUNT
1 NORTH CLEMATIS STREET, #200
WEST PALM BEACH, FL 33401
PUBLIC HEARING SIGN BOND
VARIANCE REQUEST BA-10-17
TOSCANA PARK VILLAS
N STATE RD 7 & NW 31 ST
BY ALEJANDRO ARELLANO
TOSCANA PARK VILLAS, LLC
3050 TOSCANA LANE WEST

Tender detail
CK Ref#: 1243 \$150.00
Total tendered: \$150.00
Total payment: \$150.00

Trans date: 3/15/17 Time: 17:16:39

HAVE A GREAT DAY!

PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT
In accordance with Ordinance #1500.485

I, Alejandro Arellano,
Petitioner of record and on behalf of the property
owner, hereby agree that subject public hearing
sign shall be removed within two (2) business days
following a final determination by the governing
body. Further, it is understood that by complying
with this section, the \$150 cash bond will be
returned to the Petitioner of record.

If said public hearing sign is not removed in two
(2) business days, I hereby authorize the
Administration of the City of Margate to remove
said sign, billing the costs of the removal of the
sign to the owner of the property.

I understand that the \$150 (one hundred fifty
dollar) cash bond shall be forfeited and applied
against the cost of removal to the City of Margate
if said public hearing sign is not removed in two
(2) business days.

Toscana Park Villas, LLC.
Business Name

3050 Toscana Lane west
Street location

[Signature]
Signature

3/13/17
Date

OFFICE USE ONLY

Date of Decision: 4-4-17

Tabled to date certain? _____

Two Business
Days (after decision) _____

COMPLIED? Y N

If Yes, initiate check request to Finance
(601-0000-220.18-00).

If No, inform Finance to deposit bond
(001-0000-369.90-01).

Signature / Date

Copy to Petitioner, Finance Department
Original to File

BA-10-17