

2017-037

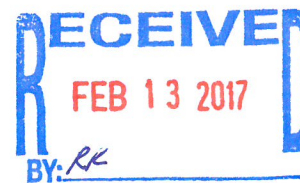
2/28 DRC



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat Amendment

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

Submittal Date (official use):



Project Name MARGATE COVERED SPORTS FIELD		
Address 1695 Banks Road, Margate, Florida 33063		
Acreage 1.592	Folio Number 484230340010	DRC # 02-17-09 Paid: \$500.00
Existing Use Vacant		
Legal Description <i>11-2A</i> Lot 1 of Haig & Duke Plat, According to the Plat Thereof, As Recorded in Plat Book 175, Page 131, of the Public Records of Broward County, Florida		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Delete/amend portion of Plat Note #7 restricting plat to 24,000 square feet of warehouse use.
Delete/amend Plat Notes 8a) and 8b) regarding time limits for Finding of Adequacy.
Language for Plat Note amendments to be determined based on Broward County requirements

Agent/Contact Name Cotter Christian, Project Manager	
Address 5790 Margate Boulevard, Margate, Florida 33063	
Phone Number 954-935-5458	Fax Number 954-935-5211
Email Address cchristian@margatefl.com	

Property Owner Name Margate Community Redevelopment Agency, Attn: Diane Colonna, Exec. Director	
Address 5790 Margate Boulevard, Margate, Florida 33063	
Phone Number 954-935-5324	Fax Number 954-935-5211
Email Address dcolonna@margatefl.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 I, 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.

Diane Colonna

 Property Owner's Signature

12-1-16

 Date

ADDENDUM TO CITY OF MARGATE DEVELOPMENT REVIEW COMMITTEE

Application for Plat Amendment (Margate Covered Sports Field)

PROPOSED CHANGES TO THE HAIG & DUKE PLAT

1. Delete Plat Note # 7 in its entirety and replace with new note 7:

7. *This plat is restricted to City Park/Recreational uses.*

Any structure within this plat must comply with Section IV D. i.f., Development Review Requirements of the Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

2. Delete Plat Note #8 in its entirety and replace with new note 8:

8.

- a) *If a building permit for a principal building or recreational uses (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____, which date is five (5) years from the date of approval of this plat note amendment by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity documenting compliance with this requirement within the above referenced time frame; and/or*
- b) *If project water lines, sewer lines, drainage and the rock base for internal roads are not issued by _____, which date is five (5) years from the date of approval of this plat note amendment by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, providing a phasing plan has been approved by Broward County. The owner of the property shall be responsible*

for providing evidence to Broward County from the appropriate governmental entity documenting compliance with this requirement within the above referenced time frame.

3. Modify the NVA on the plat to eliminate the existing 50' access opening at the southeast corner of the plat.

The legal descriptions for the existing and proposed NVAL are attached hereto.

BACKGROUND

The existing plat was approved in December 2004 and recorded in March 2006. The plat was restricted to 24,800 square feet of industrial use. In accordance with the Broward County Land Development Code, the finding of adequacy for this plat expired on December 14, 2009, five (5) years from the date of initial approval.

Access to the existing plat is via a 50' access opening at the southeast corner of the plat. Pursuant to County Staff Report recommendations # 2, 4 and 6, this access requires the dedication of additional right of way for, and construction of an extension of the existing southbound right turn lane on Banks Road, pavement markings and signs and construction of a sidewalk along Banks Road adjacent to this plat. These improvements were required prior to certificate of occupancy and were secured by a recorded "Security/Lien Agreement Installation of Required Improvements" (OR BK 41658, PG 1500), providing for a lien on the property of \$26,393.00 to cover the costs of the improvements. According to County Staff, this lien was released in 2010, subsequent to the expiration of the findings of adequacy.

The proposed City Park use will share access from NW 17th Street with the existing City Sports Complex and will not require direct access from Banks Road. The NVA will be modified accordingly and the aforementioned improvements along Banks Road should no longer be necessary.

There was also a Regional Road Concurrency Agreement implemented in connection with this plat, pursuant to which the Developer paid \$25,000 for mitigation of regional road impacts (the monies were specifically referenced to video detection equipment at the intersection of Coconut Creek Parkway and Banks Road). Finally, according to County Staff, the Developer also paid approximately \$20,000 in impact fees in connection with a building permit application. Upon completion of the plat modification process, the CRA may be eligible to recoup all or part of the \$45,000 previously paid on behalf of this property.

PROCESS

Through the City approval process, the CRA will request that the City Commission approve by resolution (i) a change of use under the plat from 24,800 sf of warehouse to "City Park/Recreation;" (ii) an additional five (5) years for the Broward County Finding of Adequacy; and, (iii) extension of the NVA to the southeast corner of the plat. Upon approval of this resolution, the CRA will then file with the County an Application for Findings of Adequacy, together with a fee of \$4,530 for Standard Plat Application Fee

and Trips Fee. Upon County approval, the CRA will be required to enter into two standard agreements with the County: Agreement to Modify Note on Plat and Agreement to Modify NVAL. The CRA Board will need to approve a resolution authorizing its Chair to execute these agreements. An opinion of title will also be needed from the CRA attorney at the time these agreements are prepared.

A draft of Broward County "Application for Findings of Adequacy" is attached hereto.

FOR: CITY OF MARGATE

SKETCH AND DESCRIPTION NON-VEHICULAR ACCESS LINE TO BE VACATED

LEGAL DESCRIPTION:

ALL OF THE NON-VEHICULAR ACCESS LINE FOR PARCEL "A", "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 02°43'58" WEST, A DISTANCE OF 94.09 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 83°46'33" EAST (NORTH 83°45'07" EAST PER PLAT) FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 04°30'38", FOR AN ARC DISTANCE OF 107.46 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING AS SHOWN ON SAID PLAT; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 02°05'56", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 00°25'11", FOR AN ARC DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "A" AND ALONG THE WEST RIGHT OF WAY LINE FOR BANKS ROAD.

SAID NON-VEHICULAR ACCESS LINE BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND REFERENCED TO THE NORTH BOUNDARY OF PARCEL "A" OF SAID PLAT WHICH BEARS NORTH 89°34'36" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
(C) CALCULATED
L ARC LENGTH
P.B.C.R. PALM BEACH COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
(P) PER PLAT
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINUS
R RADIUS
Δ CENTRAL ANGLE
// // // NON-VEHICULAR ACCESS LINE

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2016\16-0049-001-01_MARGATE SPORTS PARK\DRAWINGS\16-0049_SD_NVAL VAC

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

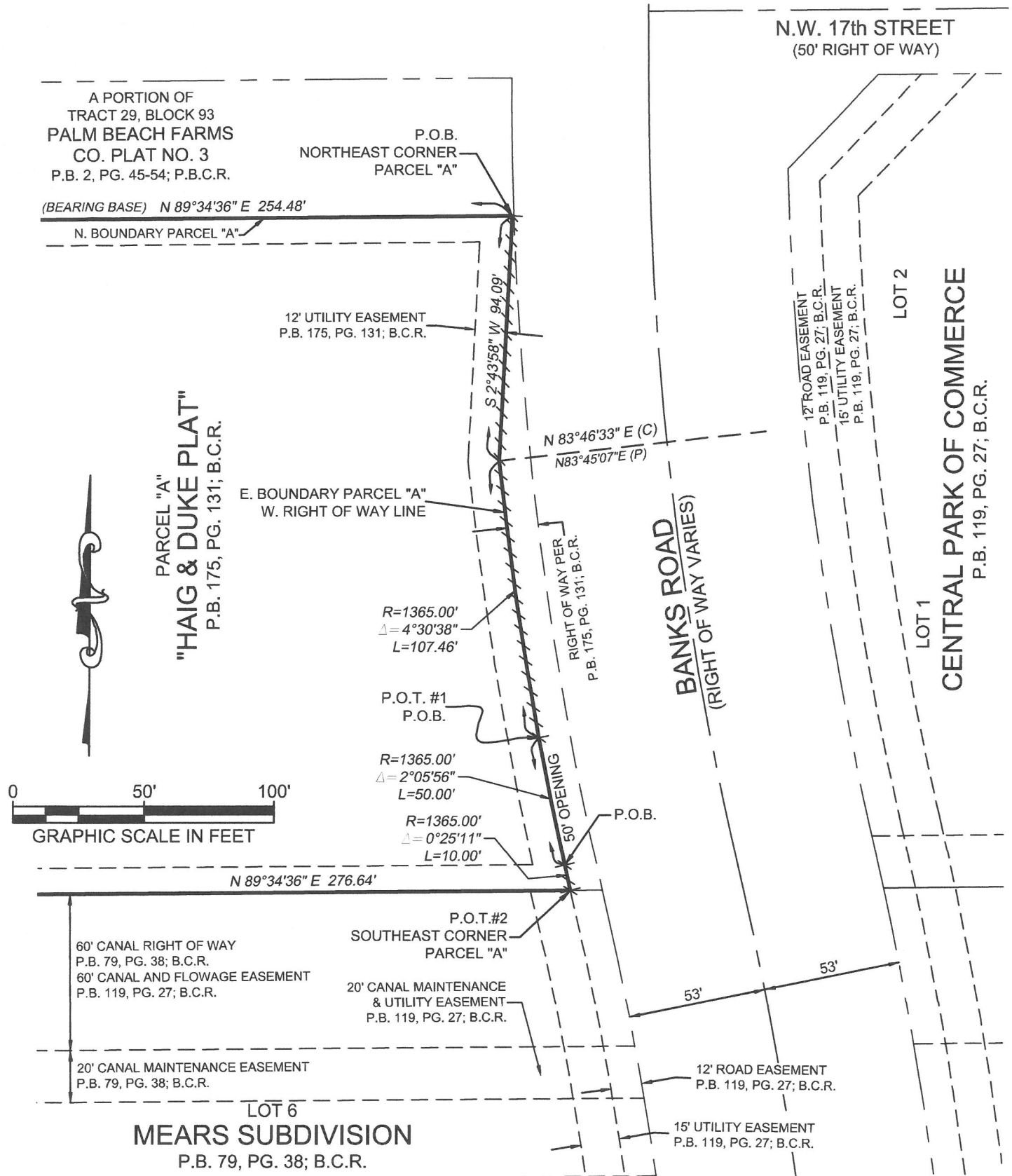


CRAVEN • THOMPSON & ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 16-0049-001-01		SHEET 1 OF 2 SHEETS		
DRAWN BY: RY		F.B. N/A PG. N/A		
CHECKED BY: TCS		DATED: 02-06-17		

NON-VEHICULAR ACCESS LINE TO BE VACATED



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JOB NO.: 16-0049-001-01

SHEET 2 OF 2 SHEETS

DRAWN BY: RY

F.B. N/A	PG. N/A
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CHECKED BY: TCS

DATED: 02-06-17

FOR: CITY OF MARGATE

SKETCH AND DESCRIPTION NON-VEHICULAR ACCESS LINE TO BE DEDICATED

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LEGEND

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G:\2016\16-0049-001-01_MARGATE SPORTS PARK\DRAWINGS\16-0049_SD_NVAL DEDICATION

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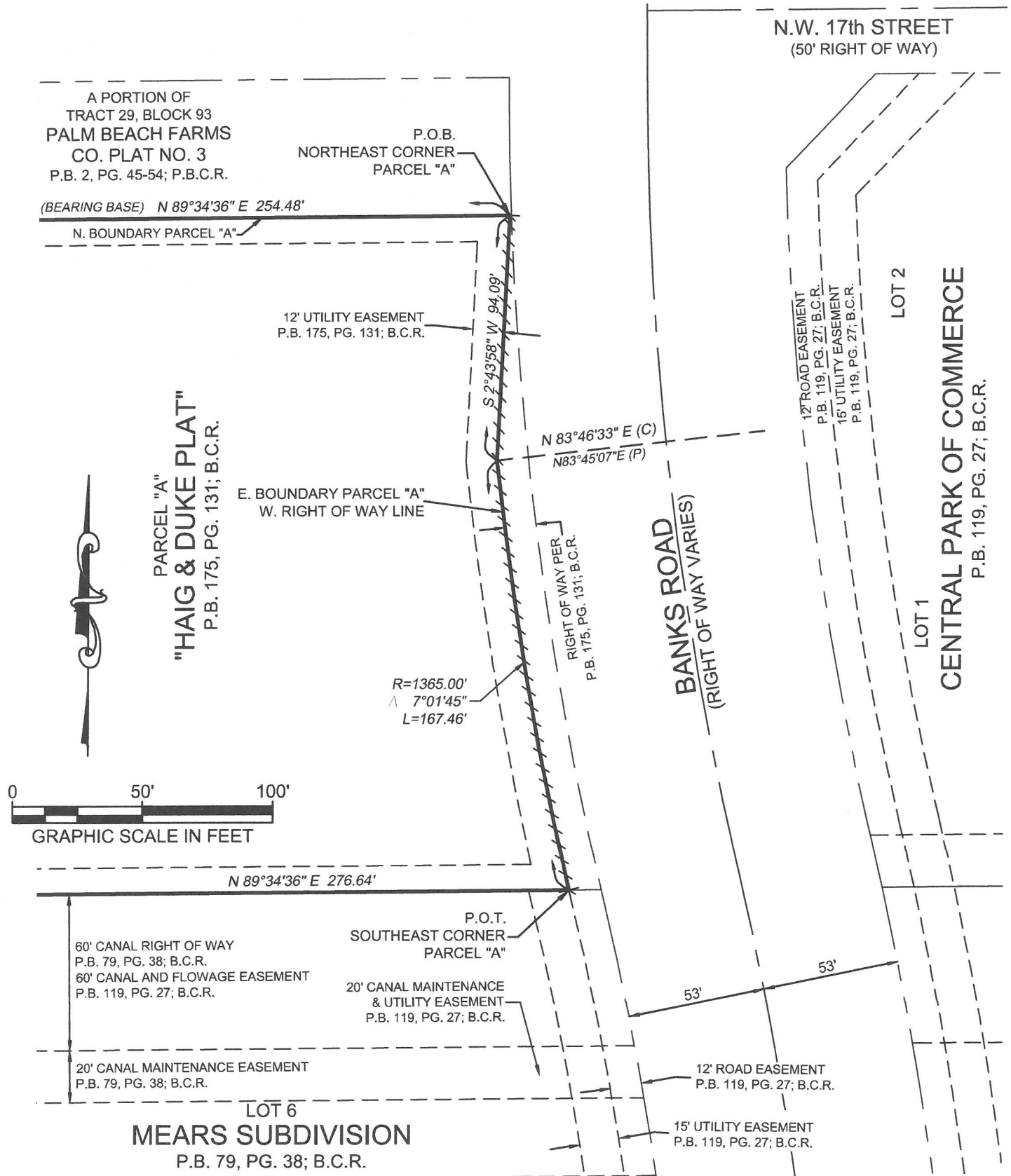
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UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 16-0049-001-01		SHEET 1 OF 2 SHEETS		
DRAWN BY: RY		F.B. N/A PG. N/A		
CHECKED BY: TCS		DATED: 02-06-17		



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NON-VEHICULAR ACCESS LINE TO BE DEDICATED



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JOB NO.: 16-0049-001-01	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 02-06-17



Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Application for Findings of Adequacy

- DRAFT -

INSTRUCTIONS

This form is used to re-apply for Findings of Adequacy based on the requirements within the Broward County Land Development Code. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification must be signed and notarized with the appropriate required documentation attached. Please type in the boxes below or print this document and complete legibly in **black ink**.

PROJECT INFORMATION

Plat Name <u>Haig & Duke Plat</u>	
Plat Number <u>002-MP-04</u>	Plat Book - Page <u>175-132</u>
Owner/Applicant <u>Margate Community Redevelopment Agency</u>	Phone <u>954-935-5324</u>
Address <u>5790 Margate Blvd.</u>	City <u>Margate</u> State <u>FL</u> Zip Code <u>33063</u>
Owner's E-mail Address <u>dcolonna@margatefl.com</u>	Fax # <u>954-935-5211</u>
Agent <u>Margate CRA</u>	Phone <u>954-935-5324</u>
Contact Person <u>Cotter Christian</u>	
Address <u>5790 Margate Blvd.</u>	City <u>Margate</u> State <u>FL</u> Zip Code <u>33063</u>
Agent's E-mail Address <u>cchristian@margatefl.com</u>	Fax # <u>954-935-5211</u>

APPLICATION STATUS

Five Year Adequacy Expiration Date (for recorded plat or note amendment, whichever is applicable.)	<u>December 14, 2009</u>
This Expiration affects: (a) ☒ All Development on Plat	
(b) ☐ Partial Development on Plat	
If (b), specify what has expired: _____	

PROJECT CHARACTERISTICS

Use the space below to provide the following information:					
EXISTING			PROPOSED		
Land use plan designation(s) <u>Industrial</u>			Land use plan designation(s) <u>Recreation</u>		
Zoning District(s) <u>M1A</u>			Zoning District(s) <u>S-1</u>		
Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan? ☐ Yes ☒ No If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.					
Are there any existing structures on the plat? ☐ YES ☒ NO					
If YES, you are required to submit documentation providing evidence of the use, size (gross sq.ft.), unit type, and bedroom number, as well as complete the table below. All existing buildings must be shown on the required survey. Please be advised that GROSS non-residential square footage includes interior mezzanines and any permanent canopies and overhangs for outdoor tables at restaurants and drive-thru facilities. The definition of a "building" is included in the Broward County Land Development Code.					
Land Use	Gross Sq. Ft. / # of Dwelling Units	Date Last Occupied	Remain the Same	Change Use	Be Demolished
			☐	☐	☐
			☐	☐	☐
Current Note on Plat (attach additional sheet if necessary): <u>See Attached.</u>					
Are you requesting approval of the: ☐ (A) Same Note ☒ (B) Different Note					
If (B), specify the proposed note (attach additional sheet if necessary): <u>See Attached</u>					

ACTIONS TAKEN TO IMPLEMENT CONDITIONS OF PLAT APPROVAL

- DRAFT -

A. Construction:
Construction Completed None

Outstanding Construction Agreements with the County None, expired

B. Dedication/Easements:
Dedication/easements granted (specify instrument, if applicable) N/A

C. Impact/Concurrency Fees:
Impact/concurrency fees and other obligations paid to County \$25,000 under Regional Road Concurrency Agreement plus \$20,000 paid in impact fees
in connection with a building permit application

Outstanding agreements with County for payment None

D. Other Actions Taken: None

PROJECT QUESTIONNAIRE

-ALL QUESTIONS MUST BE ANSWERED-

1. Estimate or state the total number of on-site parking spaces to be provided	SPACES: <u>0</u>
2. Number of seats for any proposed restaurant or public assembly facility, including places of worship.	SEATING: <u>216</u>
3. Number of students for a day care center or school.	STUDENTS: <u>0</u>
4. Will project be served by an approved potable water plant? If YES, state name and address here. <u>City of Margate, 980 NW 66th Avenue, Margate, FL 33063</u>	☒ YES ☐ NO
5. Will project be served by an approved wastewater (sewage) treatment plant? If YES, state name and address here. <u>City of Margate, 980 NW 66th Avenue, Margate, FL 33063</u>	☒ YES ☐ NO
6. Are on-site wells for potable water currently in use or proposed? If YES, a current letter is required from the appropriate utility service stating the location of the closest approved potable water line and the exact distance to the property.	☐ YES ☒ NO
7. Are septic tanks currently in use or proposed? If YES, a current letter is required from the appropriate utility service stating the location of the closest sanitary sewer line and the exact distance to the property.	☐ YES ☒ NO
8. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If YES, indicate the DRI or FQD name: _____ If YES, provide the latest ordinance number and Official Record Book and page number. Ordinance No. _____ O.R. Book / Page No. _____	☐ YES ☒ NO
9. Has a school site been reserved or dedicated on the property? If YES, is there a school credit agreement? If so, please provide O.R. Book & Page of agreement. _____	☐ YES ☒ NO
10. Are there any natural features located on the property? (e.g. wetlands, areas of native tree canopy, dunes, wildlife habitats, etc.) If YES, attach sheet and describe fully. For further information, contact Aquatic and Wetland Resources Section (ELBP Division).	☐ YES ☒ NO
11. Does the property contain any portion of lands identified as "Natural Resource Areas?" If YES, provide two (2) copies of a Generalized Resource Survey for the property, per Sections 5-195(a) & (14) of the LDC. For locations, contact the Aquatic and Wetland Resources Section of the Environmental Licensing & Building Permitting (ELBP) Division.	☐ YES ☒ NO
12. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If YES, provide six (6) copies of an Environmental Review Form, as per Section 5-182(j) of the LDC. Forms are available at the Planning and Development Management Division. For locations, contact the Aquatic and Wetland Resources Section (ELBP Division).	☐ YES ☒ NO
13. Does the property contain any portion of lands identified on either the Broward County Land Use Plan Cultural Resources Map Series/Local Areas of Particular Concern - "Archaeological Cultural Resources Sites" or "Historic Sites," which include archaeological sites and/or historic resources. If YES, provide (5) copies of an Archaeological Report, as per Section 5-182(j) of the Land Development Code. For locations, contact the County Historic Preservation Officer.	☐ YES ☒ NO
14. Is any change being requested to the current, recorded non-vehicular access line? If YES, see Required Documentation on Page 3 of this application.	☒ YES ☐ NO

REQUIRED DOCUMENTATION - Submit three (3) originals of each document and one (1) electronic copy of each item listed below. Original drawings should be folded to approximate size of 9" x 12". Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Copy of the recorded plat.
- Copy of a survey, no older than 6 months, showing the location of all existing structures, paved areas, easements, and existing roadway details adjacent to the property.
- If the applicant proposes to modify the recorded non-vehicular access line (NVAL) on the plat:
 - A copy of a site plan showing the on-site traffic circulation system, adjacent roadway details, and the location of the all existing and proposed driveways are required.
 - If a site plan is not available, a copy of a signed and sealed drawing clearly illustrating the proposed changes to the recorded non-vehicular access line(s) may be accepted, if staff determines that the drawing clearly demonstrates the rationale for the request.
 - A narrative describing the precise change(s) to the non-vehicular access line(s) and the reasons for the proposed change(s).
- A letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language requested on the plat. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order. If changes to the non-vehicular access line are proposed, the letter shall also indicate the City's position on these changes.
- A Valid Pre-Application approval letter from the Florida Department of Transportation. This is required for all applications which abut a trafficway that is functionally classified as a State Road and which have or propose direct access to the state road.
- If on-site wells for potable water and/or septic tanks are currently in use or proposed: A current letter, dated within the past six (6) months, from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property.
- **RESIDENTIAL APPLICATIONS ONLY: A receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board** for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.
- For industrial developments and projects which utilize fuel storage tanks: A copy of an Industrial Review Form. Forms are available at the Planning and Development Management Division.
- A signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check made payable to the Broward County Board of County Commissioners for the application fee (see Fee Schedule available at the Planning and Development Management Division).

Additional documentation may be required. Contact Planning & Development Management staff prior to submittal.

OWNER/AGENT CERTIFICATION

State of _____

County of _____

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent _____

Sworn and subscribed to before me this _____ day of _____, 2_____

Additional documentation may be required. Please contact Planning & Development Management staff prior to submittal.

☐ Has presented _____ as identification.

Signature of Notary Public _____

Type or Print Name Diane Colonna, Executive Director

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date _____ Acceptance Date _____

Comments Due _____ Report Date _____ Fee \$ _____

☐ Plats ☐ Site Plans/Drawings ☐ City Letter ☐ FDOT Letter ☐ Agreements

☐ Other Attachments (Describe) _____

Adjacent City _____ Received by _____