

2017-494

8/8/17 DRC



**City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Site Plan**

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

Submittal Date (official use):

RECEIVED
JUL 10 2017
BY: AP

Project Name JM Lexus - Parking Garage and Car Wash Improvements		
Address 5350 W Sample Road, Margate, FL 33073		
Acreage 18.74	Folio Number 484219270020	DRC # 08-17-01
Existing Use Auto Dealership		Paid: 3,578.00
Legal Description Parcels A, B and C, Westwood Plaza, According to the Plat thereof, as recorded in Plat		
Book 140, Page 31, of the Public Records of Broward County, Florida, subject to all easements, reservations and right of ways of record.		
Said lands being in the City of Margate, Broward County, Florida, containing 18.74 acres (816,150 Sq.Ft.) more or less.		

B-2A

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Removal of 30,846 sf of existing car wash and service buildings. Construction of 7 story parking garage (349,795 sf).
Construction of 22,643 sf new car wash and associated buildings. Total proposed bldg floor area: 144,573 sf.
Total existing bldg floor area: 103,006 sf. Site modifications to utility services as required for new buildings.

Agent/Contact Name Bharat Shah	
Address 3410 N. Andrews Ave Ext. Pompano Beach, Florida 33064	
Phone Number 954-943-9433	Fax Number 954-783-4754
Email Address bshah@shahdrotos.com	

Property Owner Name JM AUTO, INC.	
Address 5350 W. Sample Road, Margate, Florida 33073	
Phone Number 954-596-3133	Fax Number 954-596-7116
Email Address jim.perry@jmfamilay.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 16-1/2 of the Margate City Code.

Property Owner's Signature

Date

7/6/2017

City of Margate
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 7/17/17 00 Receipt no: 150725

Type	SvcCd	Description	Amount
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$3578.00

SHAH, DROTOS & ASSOCIATES, P.A.
3410 N ANDREWS AVE. EXT
POMPANO BEACH, FL 33064
(954) 943-9433
DRC #08-17-01 SITE PLAN
JM LEXUS
5350 W SAMPLE RD
BY BHARAT SHAH
SHAH, DROTOS & ASSOCIATES
(SAME ADDRESS & PHONE AS ABOVE
BSHAH@SHAHDROTOS.COM

Tender detail

CK Ref#:	4986	\$3578.00
Total tendered:		\$3578.00
Total payment:		\$3578.00

Trans date: 7/17/17 Time: 15:32:30

HAVE A GREAT DAY!



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

I, Bharat R. Shah of Shah, Drotos & Associates, P.A., petitioner of record and on behalf of the property owner, hereby agree that the 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.

Shah, Drotos & Associates, P.A.

Business Name

3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064

Address

Bharat R. Shah

Signature

July 10, 2017

Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date
certain? _____

Two Business Days (after
decision) _____

COMPLIED? Y N

If YES, initiate check request to Finance (603-0000-220.18-00)

If NO, inform Finance to deposit Bond (001-0000-369.90-01)

City of Margate
 *** CUSTOMER RECEIPT ***

Batch ID: RR0DI 7/17/17 00 Receipt no: 150739

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

SHAH, DROTOS & ASSOCIATES, PA
 3410 N ANDREWS AVENUE EXT
 POMPANO BEACH, FL 33064
 (954) 943-9433
 PUBLIC HEARING SIGN BOND
 DRC #08-17-02 SPECIAL EXC
 BY SHAH, DROTOS & ASSOCIAES
 (SAME ADDRESS/PHONE AS ABOVE)

Tender detail

CK Ref#:	4988	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 7/17/17 Time: 15:50:17

HAVE A GREAT DAY!