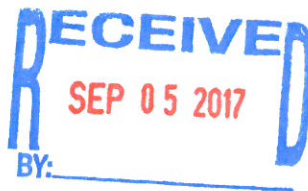


2017-612



BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # 19-17
HEARING DATE 10-3-17

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: Matthew E. Morrall Esq. Date: 9/11/17
Relationship to Subject Property: Attorney
Address of Property: 5350 Sample Road
Legal Description: See Exhibit A
Describe Variance Requested: See Exhibit B
List Details of Hardship: See Exhibit B
Matthew E. Morrall 2850 N. Andrews Ave., Ft. Lauderdale, Fl. 33311
Signature of Applicant Matthew E. Morrall Address
Phone # 954-563-4005 Fax# 954-566-7754
morrall@bellsouth.net
morrall@mattmorrall.com

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: _____

By: _____ Date: _____
Economic Development Director

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

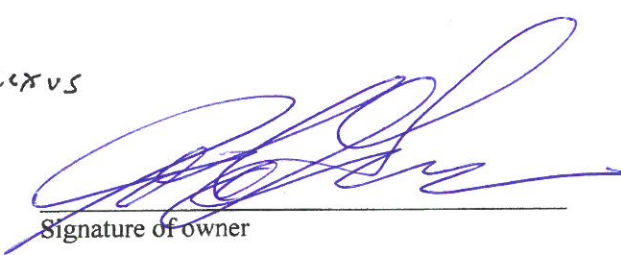
PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at 5350 SAMPLE ROAD, MARIETTA, FL 33073
being the subject property for this variance application, and I give authorization to
Matthew E. Morrell to file this petition for the said
variance.

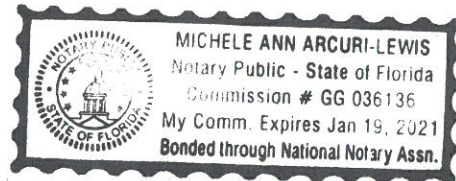
JM Auto, Inc. d/b/a JM Lexus

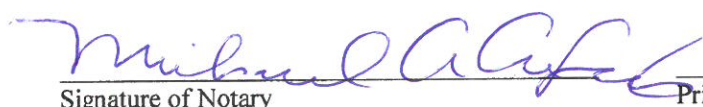
JOHN EVERARD

Print owner's name


Signature of owner

Subscribed and sworn to before me this 5th day of September
2017.




Signature of Notary

Print of type name of Notary

☒ Personally known to me

☐ Produced identification _____

(Notary seal)

EXHIBIT "A"

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.

SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD
COUNTY, FLORIDA, CONTAINING 17.790 ACRES (774,920
SQUARE FEET), MORE OR LESS.

CAF#358
01/01/04 Revised

8
6

EXHIBIT
1/1/04

AFFIDAVIT

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared LORI PRESS-VIDAL as President on behalf of FIESTA HOMEOWNERS ASSOCIATION, INC., whose address is 9900 W. Sample Road, Suite 300, Coral Springs, Florida 33065, who being duly sworn, deposes and says:

1. I am LORI PRESS-VIDAL the President of Fiesta Homeowners Association, Inc.
2. On August 17, 2017, at 4:00 p.m., MICHAEL SOLOMAN, the Fiesta Homeowners Association, Inc.'s Property Manager, and I met with JM Auto, Inc. d/b/a JM Lexus and their representatives to discuss and review the proposed plans for the removal of certain structures (including the body shop), moving of the car wash and the creation of a parking garage structure on site.
3. Fiesta Homeowners Association, Inc. does not have any concerns with the plans including but not limited to the height as proposed.
4. JM Lexus has committed to place a speed bump/hump on their property at the southern exit that connects on to N.W. 34th Street as part of the discussion.

FURTHER AFFIANT SAYETH NAUGHT

Dated: September 27, 2017

FIESTA HOMEOWNERS ASSOCIATION, INC.

Lori Press-Vidal
By: LORI PRESS-VIDAL, President

The foregoing Affidavit was sworn to and subscribed before me this 27 day of September, 2017, by LORI PRESS-VIDAL, as President and on behalf of FIESTA HOMEOWNERS ASSOCIATION, INC., who has produced Self as identification or ✓ is personally known to me.

[Signature]

Notary Public, State of Florida

Printed Name: Michael Alan Solomon

Notary Seal



City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 9/18/17 00 Receipt no: 179697

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00

MATTHEW E. MORRALL, P.A.
OPERATING ACCOUNT
2850 N ANDREWS AVE
FT LAUDERDALE, FL 33311
BOA VARIANCE BA-19-17
JM LEXUS
5350 SAMPLE ROAD
BY MATTHEW MORRALL, P.A.
ADDRESS AS ABOVE
954-563-4005
MORRALL@MATTMORRALL.COM

Tender detail

CK Ref#:	3315	\$200.00
Total tendered:		\$200.00
Total payment:		\$200.00

Trans date: 9/18/17 Time: 9:23:22

HAVE A GREAT DAY!

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

Batch ID: RR0DI 9/18/17 00 Receipt no: 179686

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

MATTHEW E. MORRALL, P.A.
OPERATING ACCOUNT
2850 N ANDREWS AVENUE
FT LAUDERDALE, FL 33311
PUBLIC HEARING SIGN BOND
BOA VARIANCE BA-19-17
JM LEXUS
5350 SAMPLE ROAD
BY MATTHEW MORRALL, P.A.
ADDRESS AS ABOVE
MORRALL@MATTMORRALL.COM
954-563-4005

Tender detail
CK Ref#: 3316 \$150.00
Total tendered: \$150.00
Total payment: \$150.00

Trans date: 9/18/17 Time: 9:20:03

HAVE A GREAT DAY!



MARGATE
Together We Make It Great

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

I, Matthew E. Morrell, 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.

JM Auto, Inc.
Business Name

5350 SAMPLE ROAD
Address

Matthew E. Morrell
Signature

9/11/17
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)