



**BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA**

BA # 03-2018
HEARING DATE 2-6-18

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: LSREF3 Peppertree, LLC Date: 12/19/2017

Relationship to Subject Property: Owner

Address of Property: 5476 W. Sample Road

Legal Description: Please see attached.

Describe Variance Requested: Please see attached.

List Details of Hardship: Please see attached.

Signature of Applicant

2711 N. Haskell Avenue, Suite 1700, Dallas, TX 75204

Address

Phone # (561) 989-7220

Fax# (561) 994-5012

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: _____
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

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at 5400-5600 W Sample Rd
being the subject property for this variance application, and I give authorization to
Mike Troxell / Steve Winery to file this petition for the said
variance.

Jorge Morell

Print owner's name

[Signature]

Signature of owner

Subscribed and sworn to before me this 21 day of December
2017.

Lisa Marie Velazquez

Signature of Notary

Lisa Marie Velazquez

Print or type name of Notary

X

Personally known to me

Produced identification _____



City of Margate
R E P R I N T

*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 1/03/18 00 Receipt no: 47821

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

LSREF3 PEPPERTREE, LLC
3200 N MILITARY TRAIL, #400
BOCA RATON, FL 33431
VARIANCE REQUEST BA-03-2018
LSREF3 PEPPERTREE PLAZA, LLC
5476 W SAMPLE ROAD
BY JORGE MORELL, OWNER
2711 N HASKELL AVE, #1700
DALLAS, TX 75204
(561) 989-7220
AGENT: GREENSPOON MARDER, P.A.
200 E BROWARD BLVD, #1800
754-200-7017
STEVEN.WHERRY@GMLAW.COM

Tender detail	
CK Ref#:	1460
Total tendered:	\$200.00
Total payment:	\$200.00

Trans date: 1/03/18 Time: 10:04:06

HAVE A GREAT DAY!



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

In accordance with Ordinance #1500.485

I, Jorge Morell, 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.

LSREF3 Peppertree, LLC

Business Name

5476 W. Sample Road, Margate, FL 33063

Street location

[Signature]
Signature

12/14/17
Date

BA-03-2018

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 (601-
0000-220.18-00)

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

Copy to Petitioner, Finance Department
Original to File

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 1/03/18 00 Receipt no: 47826

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$150.00

LSREF3 PEPPERTREE, LLC
3200 N MILITARY TRAIL, #400
BOCA RATON, FL 33431
PUBLIC HEARING SIGN BOND
VARIANCE REQUEST BA-03-2018
LSREF3 PEPPERTREE, LLC
5476 W SAMPLE ROAD
MARGATE, FL 33063
JORGE MORELL

Tender detail	
CK Ref#:	1461
Total tendered:	\$150.00
Total payment:	\$150.00

Trans date: 1/03/18 Time: 10:09:07

HAVE A GREAT DAY!

Exhibit A

Legal Description

ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 132, PAGE 23 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, CONTAINING 30.7506
ACRES, MORE OR LESS.