



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SITE PLAN

5790 Margate Blvd., Margate, FL 33063
For Planning & Zoning Questions: 954-968-3617

Submittal Date (official use):

RECEIVED

NOV 07 2018

BY:

Project Name		Cumberland Farms - Atlantic Boulevard & US 441
Address		5485 West Atlantic Boulevard, Margate, FL 33063
Acreage	Folio Number	
1.55	4841 36 06 0018	
Proposed Use		
Convenience store with fuel pumps		
Previous/Existing Use		
Commercial - Walgreens Pharmacy		
Legal Description		
See attached		

Describe proposal/request in detail, including occupant capacity (if applicable)
Modification of approved landscape plan for Cumberland Farms convenience store and fuel station

Applicant Name		Lakewood Retail LLC
Business/Corporate Name		Lakewood Retail LLC
Address		2851 JOHN ST SUITE 1, MARKHAM ON CA L3R 5R7
Phone Number	Fax Number	
Email Address		

Agent/Contact Name		Michael Troxell
Business/Corporate Name		Thomas Engineering Group LLC
Address		6300 NW 31 Avenue, Fort Lauderdale, FL 33309
Phone Number	Fax Number	
954-202-7000		
Email Address		
mtroxell@thomaseg.com		


Property Owner's Signature

11/7/18
Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at 5485 W Atlantic Blvd.

being the subject property for this DRC application for a SITE PLAN APPROVAL, and I give authorization to Thomas Engineering Group LLC 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 31 of the Margate City Code.

Lakewood Retail LLC

Print owner's name

[Signature]
Signature of owner

Subscribed and sworn to before me this 7 day of November 2018.

Krystyna Plewa
Print or type name of Notary

Krystyna Plewa
Signature of Notary

☒ Personally known to me

☐ Produced identification



Designation of Authorized Agent



Consent for: Cumberland Farms – Atlantic Blvd. & US 441
5485 West Atlantic Boulevard, Margate, FL 33063
Folio Number: 4841 36 06 0010 / 484231170013 / 484136060018

This form shall serve as consent for Michael Troxell and Ryan Thomas, Thomas Engineering Group LLC to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of site plan approval and construction permits, inclusive of all necessary concurrency determinations; City of Margate building permits; Broward County Surface Water Management Permit; South Florida Water Management District Environmental Resource, Water Use, and Dewatering Permits, City of Margate Engineering Permit; Florida Department of Environmental Protection permits, Florida Department of Transportation Drainage Connection, Access, and Utility Permits, and any other necessary permits or approvals required for the construction of the proposed Cumberland Farms Convenience Store with gas pumps located at : 5485 West Atlantic Boulevard, Margate, Florida and identified as Parcel Control Numbers: 4841 36 06 0010, 484231170013, & 484136060018.

I do hereby give consent for Michael Troxell and Ryan Thomas, Thomas Engineering Group LLC to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Lakewood Retail LLC
2851 John Street Suite 1
Markham, ON L3R 5R7
Canada

By:

(signature)

Jeff W. Preston, Mgr.
(printed name, title)

State of Florida
County of Palm Beach

This foregoing instrument was acknowledged before me this 22nd day of MAY, 2015,
by Jeff W. Preston. He/she is personally known to me or has produced
_____ as identification and did/did not take an oath.

Notary Public Information:

Elizabeth Nasuti
(Signature of Notary)

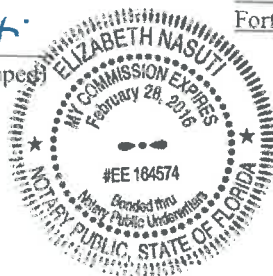
Elizabeth Nasuti
(Name – Must be typed, printed or stamped)

My Commission Expires:

www.nadg.com

Agent Information:

Michael Troxell, Thomas Engineering Group LLC
Ryan Thomas, Thomas Engineering Group LLC
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334



LEGAL DESCRIPTION: (CUMBERLAND FARMS OUTPARCEL)

A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST LYING ADJACENT TO SAID PLATS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 88°44'58" EAST ALONG THE SOUTH LINE OF THENORTHWEST 1/4 OF SAID SECTION 31 FOR 196.99 FEET; THENCE NORTH 01°15'02" EAST 65.00 FEET TO A POINT ON THE SOUTH LINE OFSAID TRACT "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD, AS SHOWN ON SAID PLAT, BEING THE POINT OF BEGINNING; THENCE NORTH 88°44'58" WEST THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, 5.78 FEET; THENCE SOUTH 46°15'02" WEST ALONG SAID SOUTH LINE 7.07 FEET; THENCE NORTH 88°44'58" WEST ALONG SAID SOUTH LINE, 76.97 FEET TO THE EAST CORNER OF THE RIGHT-OF-WAY DONATION PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 37602, PAGE 1905, OF SAID PUBLIC RECORDS; THENCE NORTH 76°24'21" WEST, THIS AND THE FOLLOWING THREE (3) COURSES BEING ALONG THE NORTHERLY LINE OF SAID DONATION PARCEL, 20.93 FEET; THENCE NORTH 88°49'57" WEST 254.55 FEET; THENCE NORTH 43°49'57" WEST 9.19 FEET; THENCE NORTH 88°49'57" WEST 8.36 FEET TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 48845, PAGE 108 OF SAID PUBLIC RECORDS; THENCE NORTH 01°11'38" EAST, THIS AND THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY LINE, 32.75 FEET TO THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 88°45'04" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16°54'39", FOR AN ARC DISTANCE OF 59.03 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16°54'35", FOR AN ARC DISTANCE OF 59.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°14'53" EAST 20.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 83°07'12", FOR AN ARC DISTANCE OF 17.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°22'05" EAST 7.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4.80 FEET, A CENTRAL ANGLE OF 117°57'21", FOR AN ARC DISTANCE OF 9.88 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 90°00'00" EAST 26.22 FEET; THENCE NORTH 00°00'00" WEST 6.24 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3.30 FEET, A CENTRAL ANGLE OF 91°13'56", FOR AN ARC DISTANCE OF 5.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°46'04" EAST 110.93 FEET; THENCE SOUTH 68°16'41" EAST 74.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 103.40 FEET, A CENTRAL ANGLE OF 20°25'27", FOR AN ARC DISTANCE OF 36.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°42'08" EAST 100.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°03'36", FOR AN ARC DISTANCE OF 31.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°21'28" WEST 51.75 FEET; THENCE SOUTH 05°26'27" EAST 63.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.40 FEET, A CENTRAL ANGLE OF 14°49'50", FOR AN ARC DISTANCE OF 11.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°23'23" WEST 13.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 67,574 SQUARE FEET (1.5513 ACRES), MORE OR LESS.

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: MILLER 11/08/18 00 Receipt no: 20961

Type	SvcCd	Description	Amount
EM		ECDV AMENDED SITE PLAN	
Qty	1.00		\$250.00

RESUBMITTAL
CUMBERLAND FARMS
ATLANTIC AND 441

Tender detail

CK Ref#:	11044	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 11/08/18 Time: 11:32:22

HAVE A GREAT DAY!