



BOARD OF ADJUSTMENT

Variance Application

RECEIVED

NOV 05 2018

OFFICE USE ONLY

BA #: 06-2018

Development Services Department, 901 NW 66th Avenue, Florida 33063

Hearing Date: 12-4-2018

PART I. TO BE COMPLETED BY APPLICANT

Name of Applicant: DEAN & MERCEDES FLEMING

Address of Applicant: 343 NW 36 AVE DEERFIELD BEACH, FL 33442

Email: WWJD4UDEAN@aol.com Phone: 954-347-4780

Name of Agent: WILLIAM MILLER

Email: WILLIAM.MILLER@CBCNRT.COM Phone: 954-675-2501

Address of Agent: 4757 N. OCEAN BLVD LAUDERDALE BY THE SEA 33308

Name of Property Owner: ADYR CORP.

Address of Property Owner: 5350 W ATLANTIC BLVD MARGATE 33063

Email: Phone: 954-675-2501

PART II. PROPERTY INFORMATION:

Address of Property: 5350 WEST ATLANTIC BLVD MARGATE

Legal Description: LAKEWOOD COMMERCIAL SUB 120-27B TRACT CW 160

Lot Size/Area: Zoning District: Folio #:

Existing Use: VET CLINIC Proposed Use: PRESCHOOL

PART III. APPLICATION REQUIREMENTS: Please submit the following to the Development Services Department:

- 1) Variance application form with Part I - Part IV completed and signed.
- 2) Legal survey with embossed seal, (1 original, stamped/sealed + 2 copies*) and 1 electronic copy in pdf format.
- 3) Layout or plan showing proposed changes; such as location of fence, building, etc. (3 paper copies and 1 electronic copy in pdf format required).
- 4) PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED form must be completed
- 5) Cash or Check in the amount of \$200.00 payable to: CITY OF MARGATE.
- 6) Public hearing sign bond agreement and cash or check in the amount of \$150.00 payable to: CITY OF MARGATE

PUBLIC HEARING NOTICES:

Per Section 31-55, at least 14 days prior to a scheduled hearing, the petitioner is responsible for mailing public notice to all property owners within 1,500 feet and posting public hearing signs on the property. Proof of mailing and affidavit must be submitted at least 10 days prior to the scheduled hearing.

ATTENDANCE AT HEARING IS MANDATORY FOR THE PETITIONER

FEE SCHEDULE:

Variance Request: \$200.00

Sign Bond: \$150.00

Reimburse City for Newspaper Ad

PART IV. VARIANCE:

The process for requesting a variance is documented in Section 2-80 of the Margate Code of Ordinances.

Indicate the specific code a variance is requested from and summarize the context:

The following questions must be answered to demonstrate the foundation for the variance request as specifically required by the Code of Ordinances. As the applicant, you bear the burden of proving the variance criteria:

1) What special conditions and circumstances exist which, if there is a literal and strict enforcement of the provisions of a zoning ordinance, would constitute a hardship or practical difficulty in the use of the property involved?

THE POTENTIAL PROPERTY FALLS JUST SHORT OF A 1000 FT FROM A VIETNAMESE RESTAURANT WHO SERVES ALCOHOL.

2) How will granting the variance not be contrary to the public interest or the general purpose sought to be accomplished by the zoning ordinances?

BECAUSE CURRENTLY THERE IS A CHURCH IN THE SAME PARKING LOT AS THE POTENTIAL BUILDING FOR OUR PRESCHOOL, AND THERE IS A PRESCHOOL ACROSS THE STREET THAT IS CURRENTLY RUNNING. THEY HAD THE SAME ISSUE AND THE CITY ACCEPTED THE PRESCHOOL.

3) What circumstances and conditions constitute the hardship or practical difficulties upon which the variance is based?

WE WERE RECENTLY NOTIFIED THAT THEIR GOING TO DEMOLISH OUR CURRENT BUILDING AND WE HAVE SEVENTY CHILDREN ENROLLED. OUR GOAL IS TO PROVIDE A NEW BUILDING FOR OUR KIDS. IT WOULDN'T BE FAIR TO MAKE PARENTS FIND A NEW SCHOOL IN THE MIDDLE OF THE SCHOOL YEAR.

PART V. 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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$357,020	\$673,000	\$1,030,020	\$1,030,020	
2018	\$357,020	\$673,000	\$1,030,020	\$1,030,020	\$21,661.84
2017	\$357,020	\$660,280	\$1,017,300	\$1,017,300	\$21,715.50

	County	School Board	Municipal	Independent
Just Value	\$1,030,020	\$1,030,020	\$1,030,020	\$1,030,020
Portability	0	0	0	0
Assessed/SOH	\$1,030,020	\$1,030,020	\$1,030,020	\$1,030,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,030,020	\$1,030,020	\$1,030,020	\$1,030,020

Sales History			
Date	Type	Price	Book/Page or CIN
3/14/2003	SWD	\$215,000	34794 / 1038
6/30/1998	WD	\$186,000	28491 / 166

Land Calculations		
Price	Factor	Type
\$12.00	29,752	SF
Adj. Bldg. S.F. (Card, Sketch)		3687
Eff./Act. Year Built: 2006/2005		

[illegible]

<http://www.bcpa.net/RecInfo.asp?URL> Folio=484231170031



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

ADYR CORP.

Filing Information

Document Number	V12004
FEI/EIN Number	65-0337309
Date Filed	02/06/1992
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/08/2016

Principal Address

5350 W. ATLANTIC BLVD.
MARGATE, FL 33063

Changed: 06/06/2007

Mailing Address

5350 W. ATLANTIC BLVD.
MARGATE, FL 33063

Changed: 06/06/2007

Registered Agent Name & Address

SELA, EHUD
6355 NW 71ST TERRACE
PARKLAND, FL 33067

Name Changed: 12/08/2016

Address Changed: 04/24/2006

Officer/Director Detail

Name & Address

Title D

SELA, EHUD, Dr.
6355 NW 71ST TERRACE
PARKLAND, FL 33067

Property Owner Certification And Permission To Proceed

This is to certify that I am the owner of the property located at 5350 W. ATLANTIC BLVD, MARGATE, FL.

(Complete only if applicable) I have authorized MERCEDES FLEMING to make and file this application for variance on my behalf. If my variance application is denied, I understand that I may file an appeal within 7 days via the city clerk's office.

[Signature]

Signature of Property Owner:

EHUD SELA, ADYN CORP.

Print Name of Property Owner:

[Signature]

Signature of Agent:

Mercedes Fleming

Print Name of Agent:

STATE OF Florida
COUNTY OF BROWARD

Subscribed and sworn to before me this

2nd day of Nov. 2018.

[Signature]

Signature of Notary

Moree Fong Yee

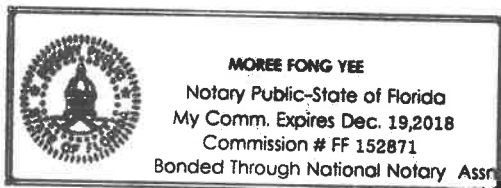
Print Name of Notary

☐ Personally known to me

☒ Produced identification

Florida DRIVERS

(Notary seal)



Phone: (954) 979-6213
www.margatefl.com

STATE OF FL
COUNTY OF Broward

Subscribed and sworn to before me this

2 day of Nov 2018.

[Signature]

Signature of Notary

Hector Dominguez

Print Name of Notary

☒ Personally known to me

☐ Produced identification

(Notary seal)

Hector A. Dominguez
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires
April 03, 2020
No: 1067323



MARGATE

PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, DEAN FLEMING, 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 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.

GENTLE VET ANIMAL HOSPITAL
Business Name
5350 W. ATLANTIC BLVD
Street location
Dean Fleming
Signature
11/5/18
Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date certain: _____

Two Business Days (after decision): _____

COMPLIED: Yes _____ No _____

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: MMILLER 11/06/18 00 Receipt no: 18713

Type	SvcCd	Description	Amount
EB		ECDV BANNERS	
	Qty	1.00	\$150.00
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00

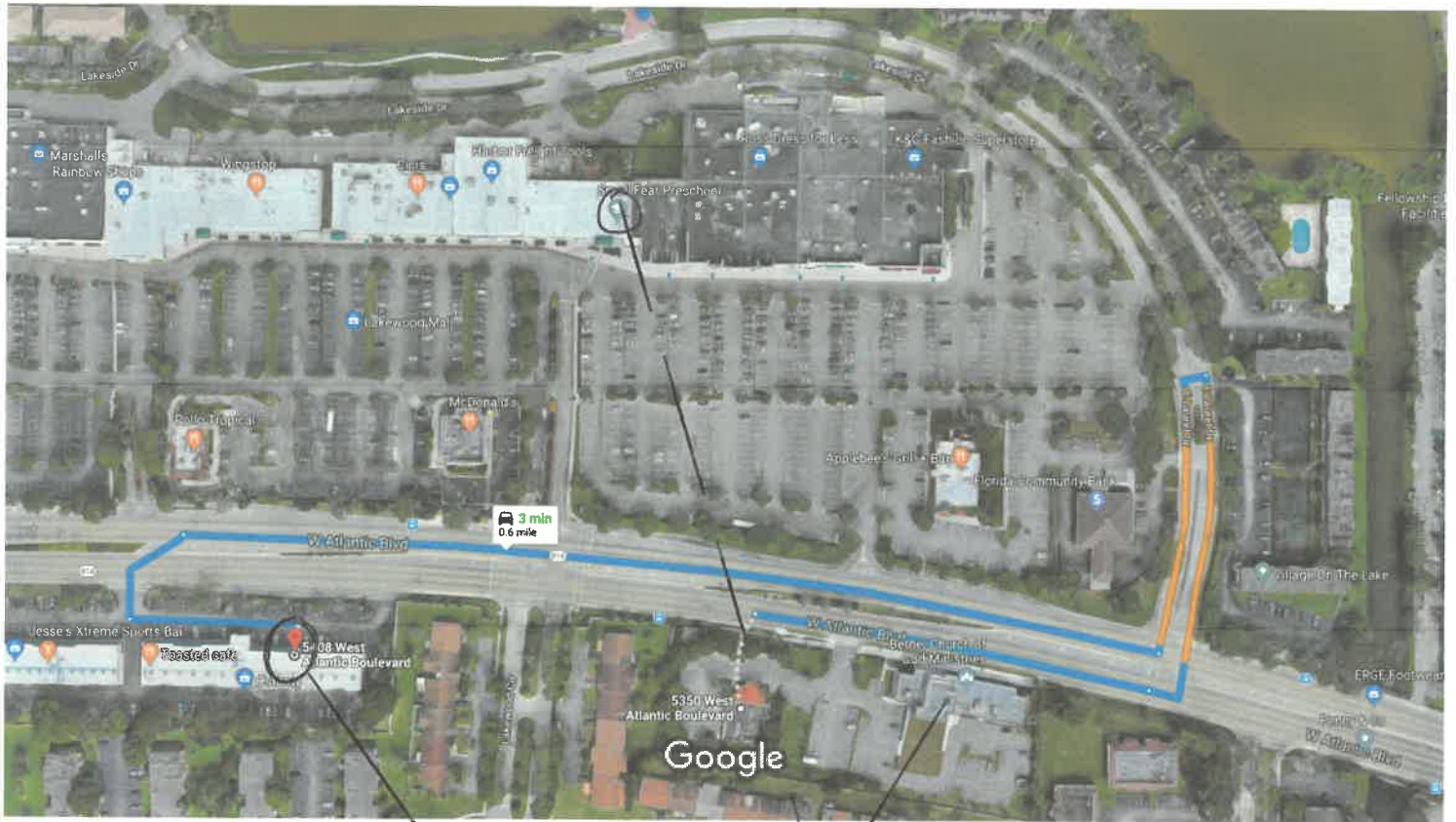
SIGN BOND
LEARNING TOGETHER ACADEMY
5203 COCONUT CREEK PKWY
MARGATE, FLORIDA 33063
DEAN & MERCEDES FLEMING
954-947-4780

Tender detail

CK Ref#: 1113 \$150.00
CK Ref#: 1108 \$200.00
Total tendered: \$350.00
Total payment: \$350.00

Trans date: 11/05/18 Time: 15:25:08

HAVE A GREAT DAY!



Imagery ©2018 Google, Map data ©2018 Google 100 ft



via E Laurel Dr and W Atlantic Blvd
Fastest route, the usual traffic

3 min
0.6 mile

987 ft walking

- SMALL FEET PRESCHOOL
- CHURCH IN SAME PARKING LOT AS OUR POTENTIAL BUILDING FOR PRESCHOOL

Vietnamese RESTAURANT
5408 W. ATLANTIC