



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

FEB 08 2019

BY:

Project Name Gateway Medical Plaza	
Address 3215 & 3251 N State Road 7, Margate FL 33063	
Acreage 2.31	Folio Number 4841-24-10-0050, 4841-24-10-0040 & 4841-24-10-0010
Proposed Use Medical Office Building	
Previous/Existing Use Vacant Commercial	
Legal Description See Pages 2 and 3 attached to this application cover sheet.	

Describe proposal/request in detail, including occupant capacity (if applicable)
Our application is for the construction of a two story, 32,000 square foot, medical office building.

Applicant Name Tom Adams, Manager	
Business/Corporate Name KTJZ Partners III, LLC	
Address 10167 NW 31st St, Suite 102, Coral Springs FL 33065	
Phone Number 954-346-8200 x201	Fax Number 954-346-8900
Email Address tomadams@floridamedspace.com	

Agent/Contact Name Tom Adams	
Business/Corporate Name MedSpace USA, LLC.	
Address 10167 NW 31st St, Suite 102, Coral Springs FL 33065	
Phone Number 954-346-8200 x 201	Fax Number 954-346-8900
Email Address tomadams@floridamedspace.com	

Property Owner's Signature

Date

2/5/19

LEGAL DESCRIPTION:

LOC

PARCEL C (WINDSOR EAST): (FROM COMMITMENT FILE No. 18087922)

A PARCEL OF LAND IN MARGATE PLAZA NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 00' 34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549); A DISTANCE OF 844.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 59' 26" WEST A DISTANCE OF 165.00 FEET; THENCE NORTH 01 DEGREES 00' 34" WEST A DISTANCE OF 169.58 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 22.61 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 164.80 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 53' 25" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 31' 12"; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.68 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; (2) THENCE SOUTH 01 DEGREES 00' 34" EAST A DISTANCE OF 172.67 FEET TO THE POINT OF BEGINNING. THE TWO (2) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PLAT AND THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD #7. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL D:

A PARCEL OF LAND IN MARGATE PLAZA NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 00' 34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549); A DISTANCE OF 1017.34 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 24' 37" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00' 31" 12"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY PLAT LINE A DISTANCE OF 38.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 19' 51" WEST A DISTANCE OF 164.80 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 208.50 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 165.00 FEET; (1) THENCE SOUTH 07 DEGREES 40' 09" EAST A DISTANCE OF 166.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33' 34"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.62 FEET TO THE POINT OF BEGINNING.

THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING COINCIDENT WITH SAID EASTERLY PLAT LINE AND WESTERLY RIGHT OF WAY LINE.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING 67,680 SQUARE FEET (1.5537 ACRE), MORE OR LESS.

TOGETHER WITH: (FROM COMMITMENT FILE No. 18087527)

A PORTION OF PARCEL "A", "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°00'34" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 644.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°00'34" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF PARCEL C AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 48129, PAGE 1695 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°59'26" WEST, ALONG THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE SOUTH 01°00'34" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 88°59'26" EAST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 33,000 SQUARE FEET (0.7576 ACRE), MORE OR LESS.

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at
the sites identified by ID #'s 4841 24 10 0040 & 4841 24 10 0050

being the subject property for this DRC application for a SITE PLAN APPROVAL, and I give
authorization to KTJZ Partners III, 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.

Brad Glick as agent for BMSB Property Mgmt Group LLC

Print owner's name

Signature of owner

Subscribed and sworn to before me this 18 day of October 2018.

Elsa DeJesus

Print or type name of Notary

Signature of Notary

☒ Personally known to me

☐ Produced identification



PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED




I hereby certify that I am the owner of the property located at
Penn Dutch Plaza Future Parking Lot Carve Out

being the subject property for this DRC application for a SITE PLAN APPROVAL, and I give
authorization to KTJZ Partners III, 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.

Adam J. Reiss as signatory for Penn Dutch Plaza, LLC.

Print owner's name

 MANAGER
Signature of owner

Subscribed and sworn to before me this 18th day of October 2018.

Karen Kay Lavandosky
Print or type name of Notary

Karen Kay Lavandosky
Signature of Notary

☒ Personally known to me

☐ Produced identification

