

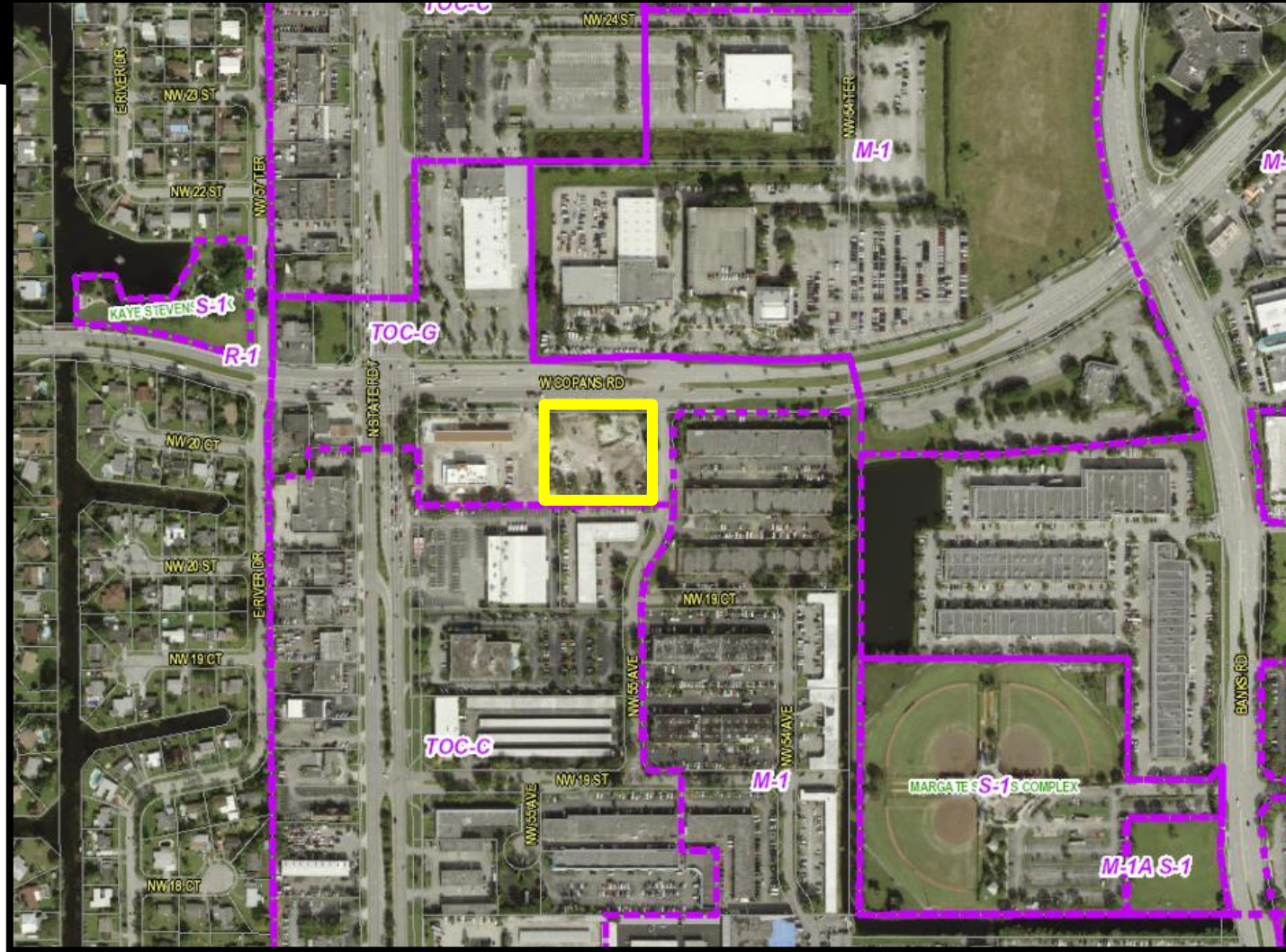
City Commission
Meeting June 5, 2019



Culver's Restaurant
2019-204
Subdivision Resurvey

5510 WEST COPANS ROAD

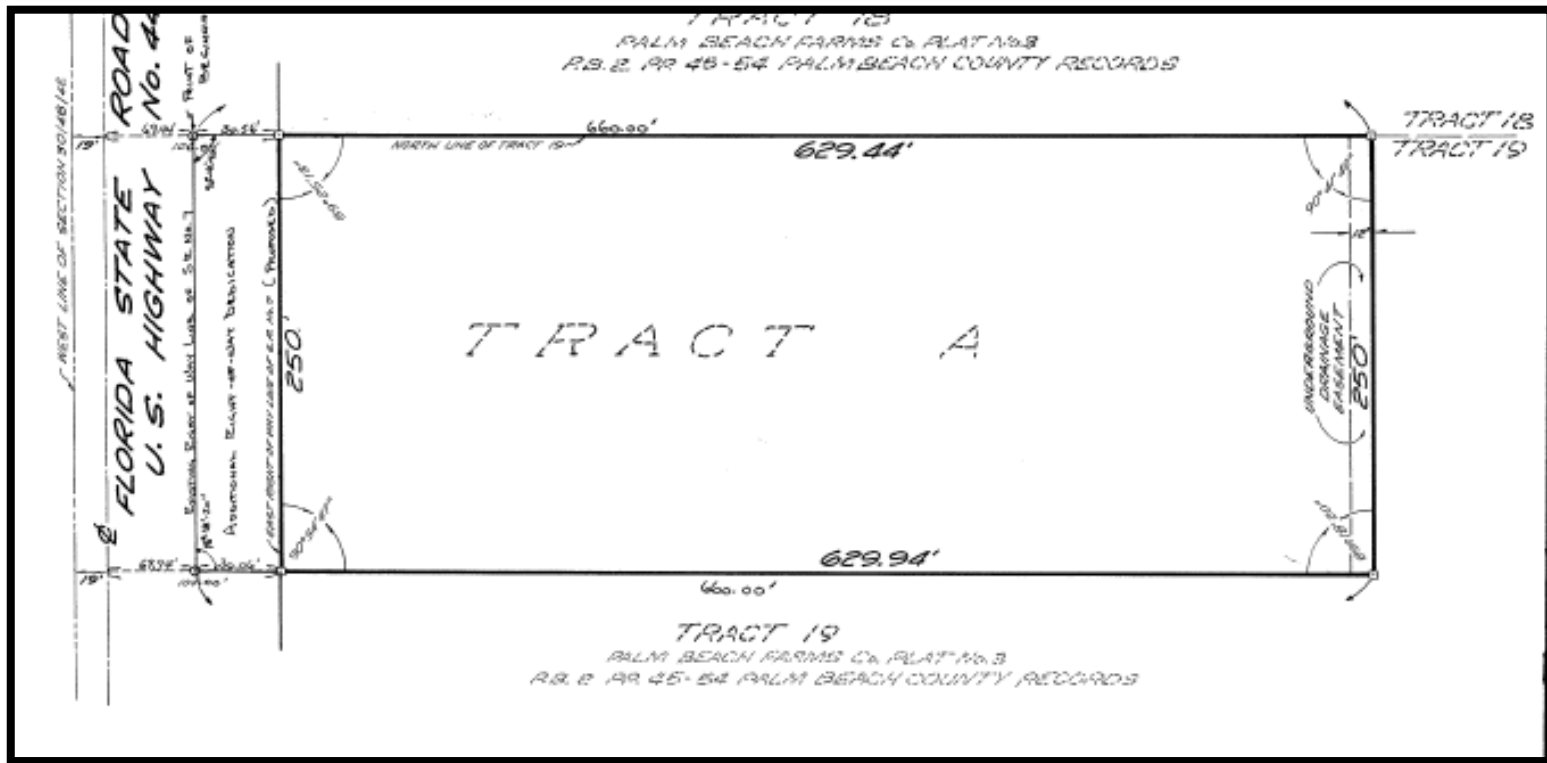
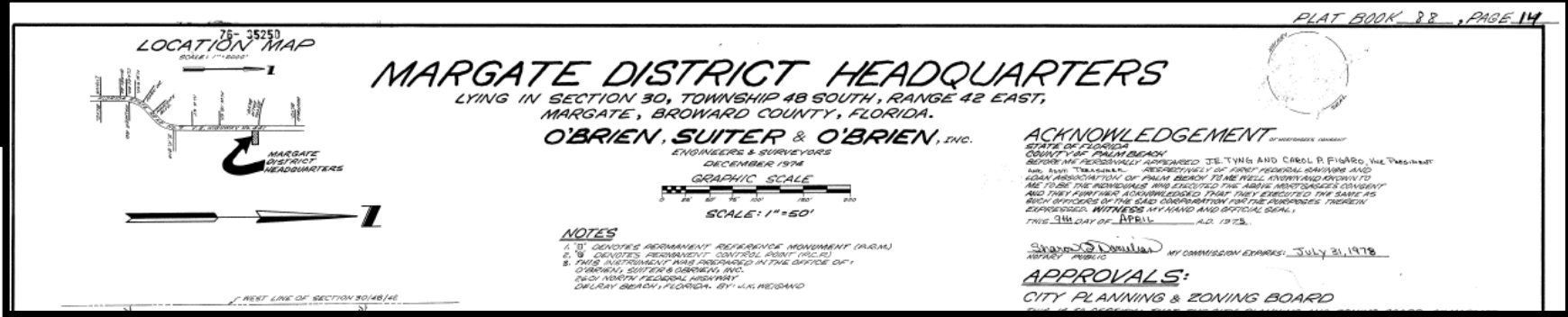
Location



Site Location

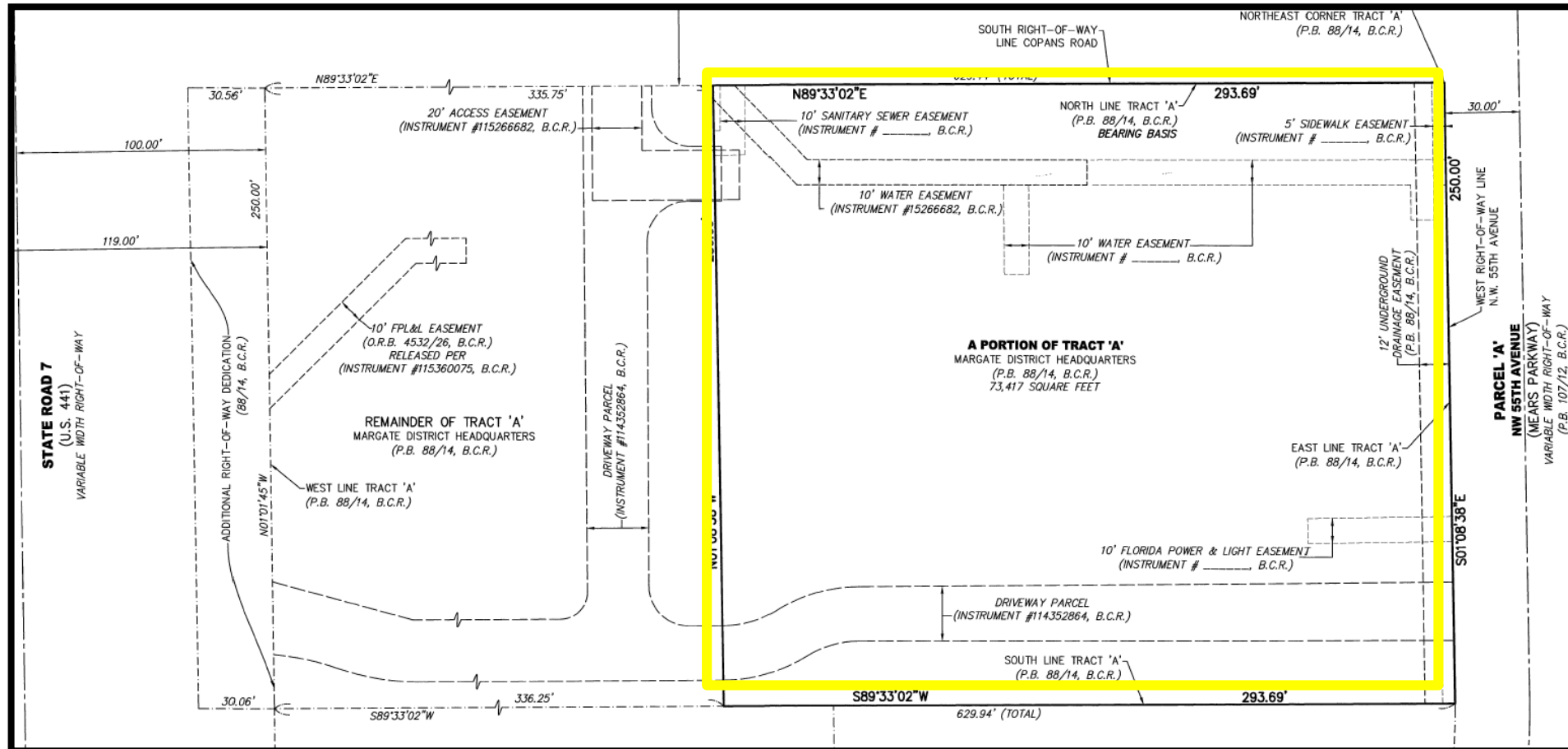


Current Plat

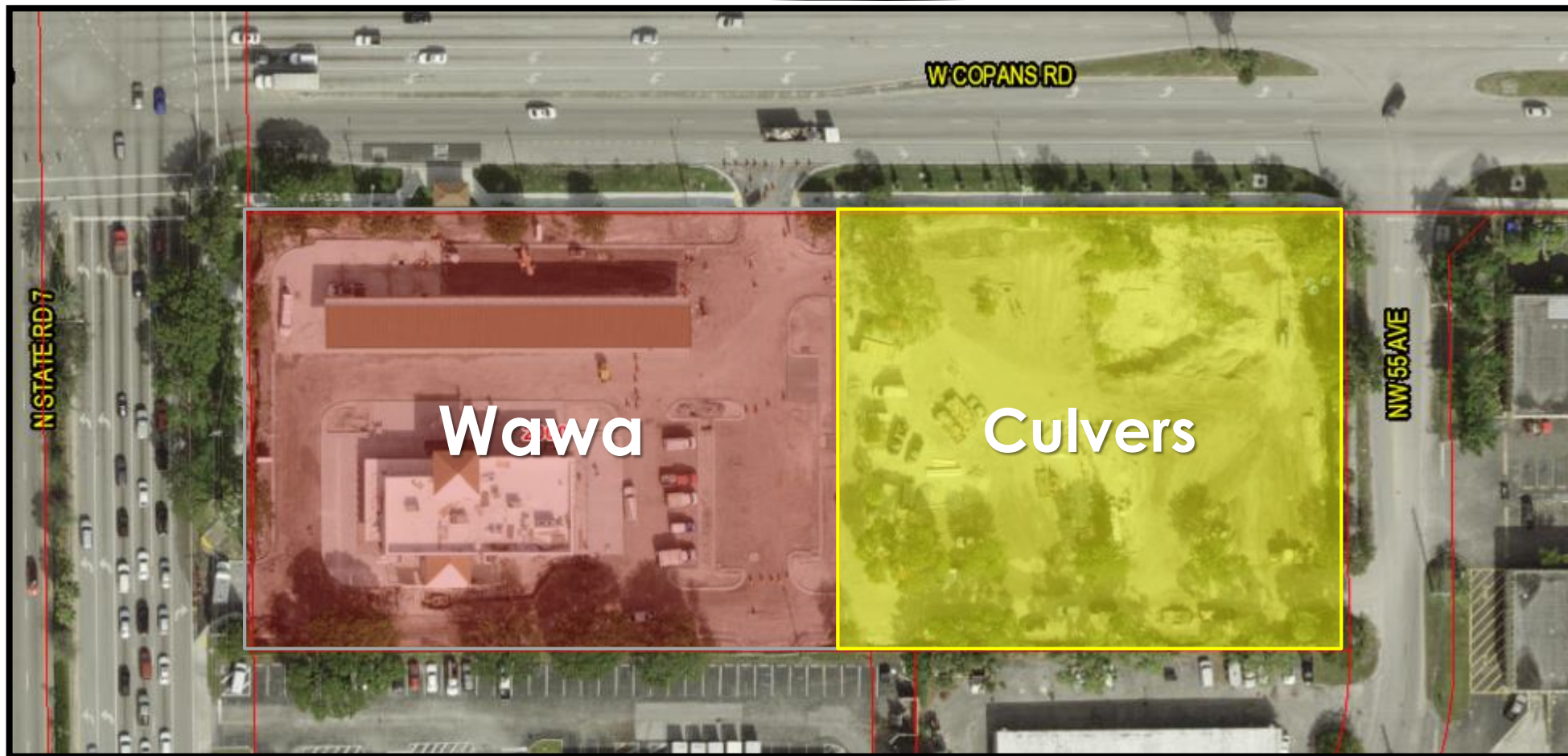


CULVER

A SUBDIVISION RESURVEY OF A PORTION OF MARGATE
DISTRICT HEADQUARTERS (P.B. 88, PG. 14, B.C.R.)
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST;
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.



Site Location



Compliance

- ▶ Section 3.11 Margate Zoning Code
- ▶ Section 9.7. - Specific design standards.
- ▶ Section 31-18 Margate Code of Ordinances
- ▶ Section 31-19 Margate Code of Ordinances

Compliance

Section 3.11. - Subdivision resurvey required. (when is it required)

When any lot, tract, or other parcel of land, however designated, which is part of a subdivision recorded in the official records of Broward County after May 30, 1955, and which has been approved by the city commission of the City of Margate, is further subdivided or resubdivided for the purpose of development, the following requirements shall be met prior to the issuance of a development permit:

- (1) A survey of the subject property, containing all of the applicable information required by Section 31-18 of this Code, shall be prepared by a registered engineer or surveyor.
- (2) The proposed parcel(s) shall meet the requirements of Section 31-19(A) through (E) of this Code as determined by the city commission.
- (3) Any land within the parcel that is necessary to comply with the Margate traffic ways plan shall be conveyed to the public by deed or grant of easement.
- (4) The developer shall submit to the city clerk a performance bond for subdivision improvements and inspection fees as required by Section 16.3 of this appendix.
- (5) The developer shall file a reproducible copy of the instrument with the city clerk with payment of filing fee of one hundred dollars (\$100.00) and all recording fees.

Compliance

Article II. – Platting Regulations Section 31-17 Definitions

Subdivision. The division of land into two (2) or more lots or parcels for purpose of transfer of ownership or development, or if a new street is involved, any division of a parcel of land.

Article III. –Development Review Section 31-33 Definitions

Development permit means any building permit, as defined herein, subdivision resurvey or plat approval, rezoning, special exception, or other official action of the city having the effect of permitting the development or redevelopment of land.

Compliance

Section 9.7. - Specific design standards.(what is required)

- ▶ (N) *Plot size*. The **minimum plot size**, excluding public rights-of-way, shall be ten thousand **(10,000) square feet** with a minimum of one hundred **(100) feet of street frontage**.

Compliance

Sec. 31-18. - Procedure for preparation and filing of plats. (what is required)

- ▶ Requirements for the sketch of the subdivision
- ▶ Same as preparing a Plat, except does not need county approval

Sec. 31-19. - Design standards for subdivisions.

- ▶ Requirements for the layout of new subdivisions

Consistency

- ▶ Policy 1.1 Land use regulations shall contain specific and detailed provisions required to implement this Comprehensive Plan, and which as a minimum:
 - ▶ a. Regulate the subdivision and re-subdivision of parcels
- ▶ Policy 1.12 Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities.

Compatibility

- ▶ The subject property is located within the TOC-G
- ▶ Restaurant and retail permitted uses

Recommendation

- ▶ Staff recommends approval
- ▶ On May 7, 2019 the Planning and Zoning Board recommended approval