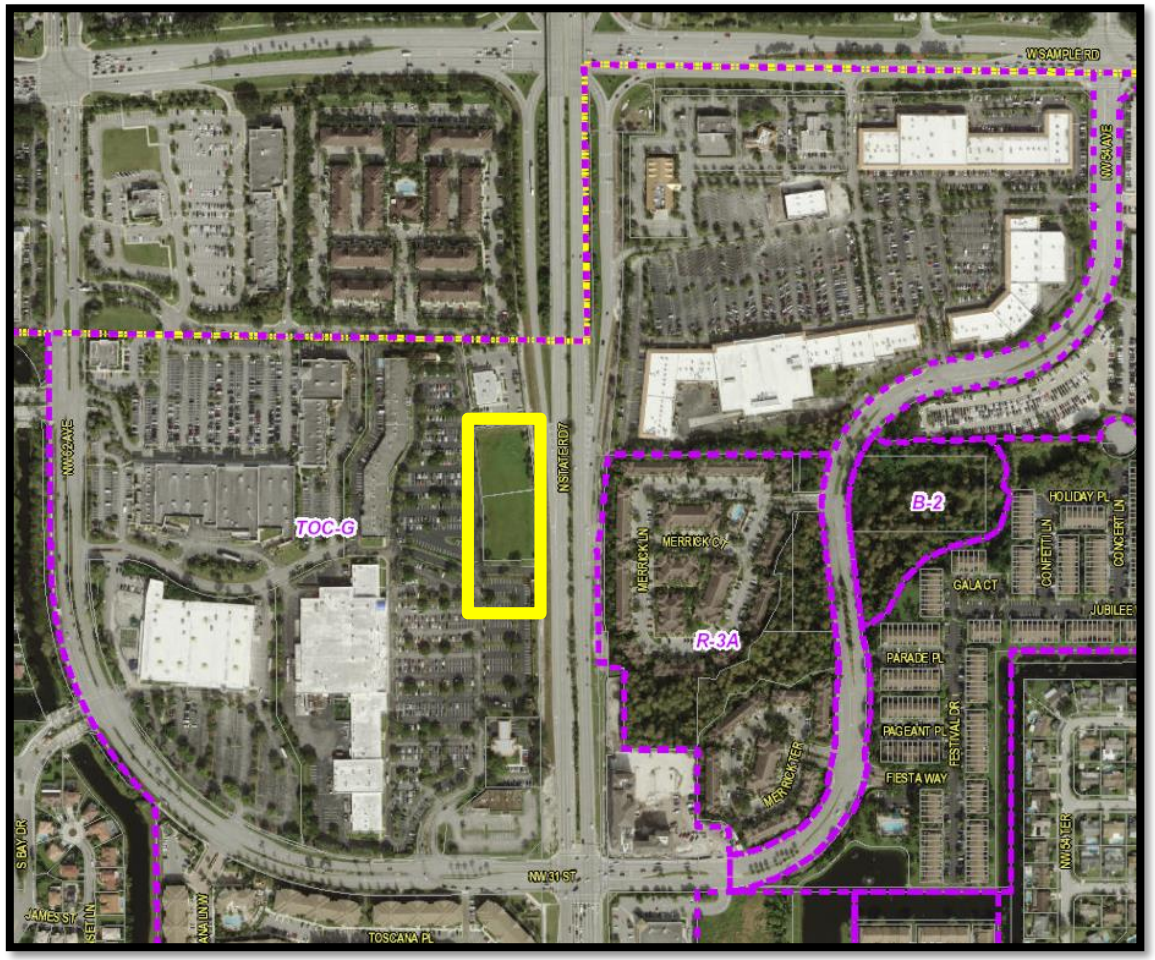
City Commission
Meeting June 5, 2019

MARGATE
Together We Make It Great

Gateway Medical Plaza
2019-268
Subdivision Resurvey

3215 NORTH STATE ROAD

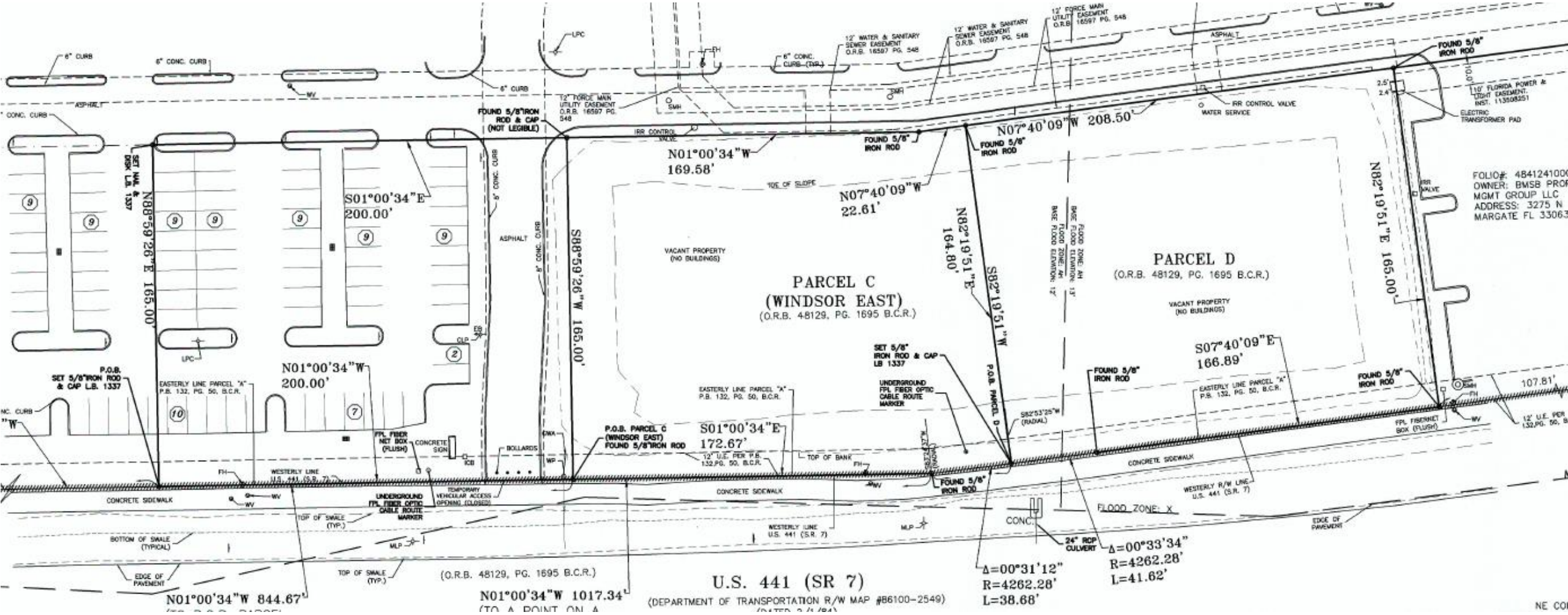
Location


W SAMPLE RD
NW 84 AVE
NW 82 AVE
N STATE RD 7
TOC-G
B-2
R-3A
HOLIDAY PL
CONFETTI LN
CONCERT LN
GALA CT
JUBILEE
PARADE PL
PAGEANT PL
FESTIVAL DR
FIESTA WAY
MERRICK LN
MERRICK CT
MERRICK TER
NW 31 ST
TOSCANA PL
S BAY DR
JAMES ST
NW 30 TER

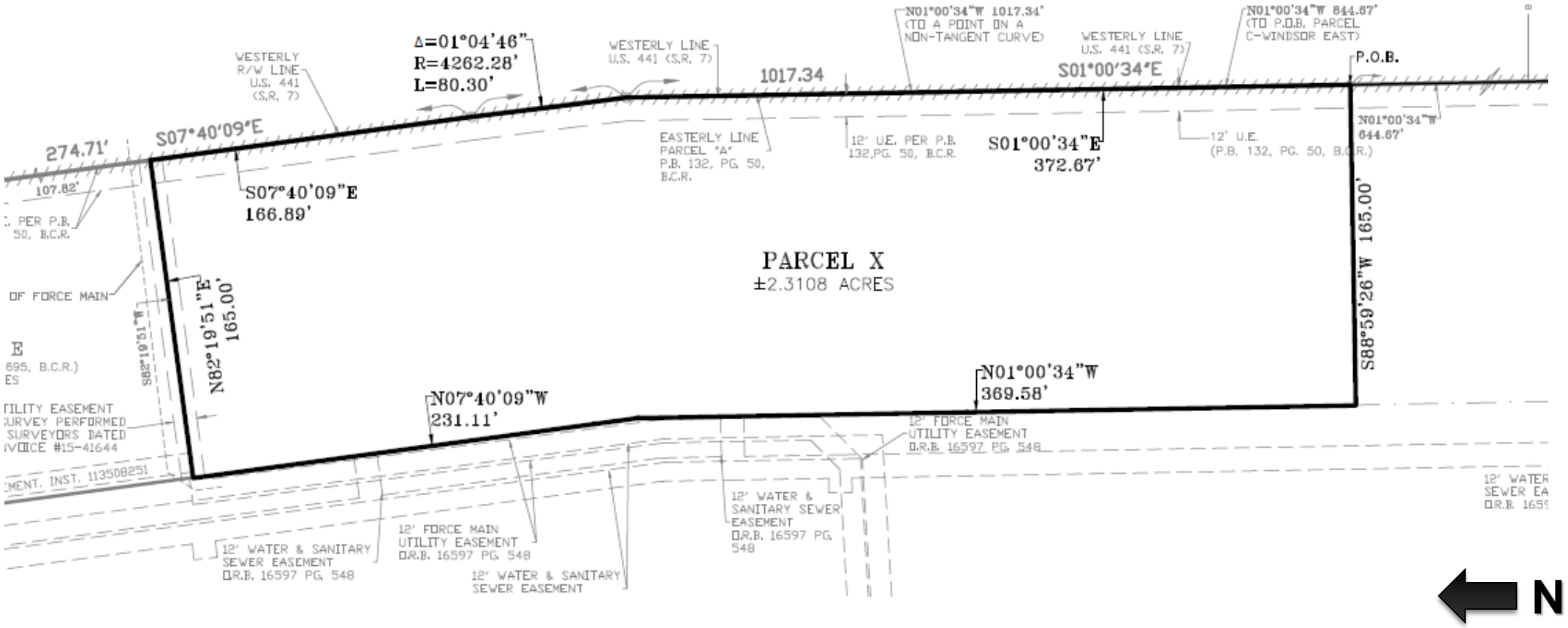
N

Site Location

N


PARCEL C
(WINDSOR EAST)
(O.R.B. 48129, PG. 1695 B.C.R.)
PARCEL D
(O.R.B. 48129, PG. 1695 B.C.R.)
VACANT PROPERTY
(NO BUILDINGS)
U.S. 441 (SR 7)
(DEPARTMENT OF TRANSPORTATION R/W MAP #86100-2549)
N01°00'34"W 844.67'
N01°00'34"W 1017.34'
(O.R.B. 48129, PG. 1695 B.C.R.)
N88°59'28"E 165.00'
S01°00'34"E 200.00'
N01°00'34"W 200.00'
S88°59'26"W 165.00'
N01°00'34"W 169.58'
N07°40'09"W 22.61'
N82°19'51"E 164.80'
S82°19'51"W
N07°40'09"W 208.50'
N82°19'51"E 165.00'
S07°40'09"E 166.89'
S01°00'34"E 172.67'
107.81'
Δ=00°31'12"
R=4262.28'
L=38.68'
Δ=00°33'34"
R=4262.28'
L=41.62'
P.O.B.
SET 5/8"IRON ROD & CAP L.B. 1337
P.O.B. PARCEL C (WINDSOR EAST) FOUND 5/8"IRON ROD
P.O.B. PARCEL D
FOUND 5/8"IRON ROD & CAP (NOT LEGIBLE)
FOUND 5/8" IRON ROD
SET 5/8" IRON ROD & CAP LB 1337
UNDERGROUND FPL FIBER OPTIC CABLE ROUTE MARKER
EASTERLY LINE PARCEL "A" P.B. 132, PG. 50, B.C.R.
WESTERLY LINE U.S. 441 (S.R. 7)
WESTERLY R/W LINE U.S. 441 (S.R. 7)
CONCRETE SIDEWALK
TOP OF BANK
TOP OF SWALE (TYP.)
BOTTOM OF SWALE (TYPICAL)
EDGE OF PAVEMENT
24" RCP CULVERT
FLOOD ZONE: X
FOLIO#: 484124100
OWNER: BMSB PROP
MGMT GROUP LLC
ADDRESS: 3275 N
MARGATE FL 33063

Proposed Subdivision Resurvey



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

GATEWAY MEDICAL PLAZA: A SUBDIVISION OF MARGATE PLAZA NO. 1

A SUBDIVISION RESURVEY OF A PORTION OF "MARGATE PLAZA No. 1" (P.B 132, PG. 50)
SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS – PLANNERS – SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776–1616
DECEMBER, 2018

LEGAL DESCRIPTION:

PARCEL X:

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 644.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°58'26" WEST 165.00 FEET; THENCE NORTH 01°00'34" WEST 368.58 FEET; THENCE NORTH 07°40'09" WEST 231.11 FEET; THENCE NORTH 82°19'51" EAST 165.00 FEET; THENCE SOUTH 07°40'09" EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD #7 (D.O.T. RIGHT OF WAY MAP #86100–2549), A DISTANCE OF 166.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4262.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°04'48" AND AN ARC DISTANCE OF 80.30 FEET TO A NON-TANGENT LINE; THENCE SOUTH 01°00'34" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 372.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING ±100,650 SQUARE FEET (±2.3108 ACRES), MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED BRAD CLICK, D.O., AS _____ OF BMSB PROPERTY MGMT GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ A.D., 201_

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ADAM REISS, AS _____ OF PENN DUTCH PLAZA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

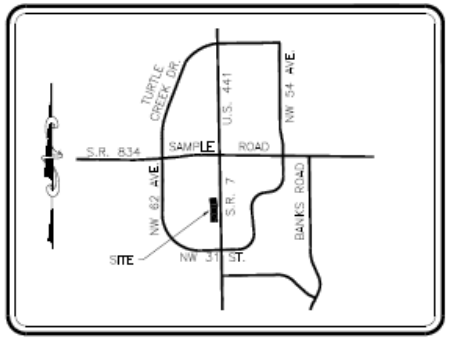
WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ A.D., 201_

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA



LOCATION MAP
(NOT TO SCALE)

CITY CLERK'S CERTIFICATE:

STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

THIS IS TO CERTIFY THAT THE SUBDIVISION RESURVEY, NEW SPRING SUBDIVISION, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF MARGATE, FLORIDA AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS ____ DAY OF _____, 2019.

IN WITNESS WHEREOF, THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS ____ DAY OF _____, 2019. RESOLUTION NO. _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

CITY CLERK

CITY ENGINEER'S SIGNATURE:

THIS SUBDIVISION RESURVEY, NEW SPRING SUBDIVISION, IS APPROVED FOR RECORDING THIS ____ DAY OF _____, 2019.

SIGNATURE: _____

PRINT NAME: _____

CITY ENGINEER

CITY OF MARGATE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA HAS HEREBY ADOPTED AND APPROVED THIS SUBDIVISION RESURVEY THIS ____ DAY OF _____, 2019.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

CHAIRPERSON

ACKNOWLEDGEMENT:

STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED SEAN LEDER, AS _____ OF LE–PEL, LLC C/O LEDER GROUP, INC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ A.D., 201_

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED THOMAS A. ADAMS AS _____ OF IT.07 PARTNERS III, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ A.D., 201_

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MICHAEL TOWKO, AS CHIEF EXECUTIVE OFFICER OF BRIGHTSTAR CREDIT UNION., A FLORIDA CHARTERED CREDIT UNION, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ A.D., 201_

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY (SUBDIVISION RESURVEY) IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION NUMBER _____

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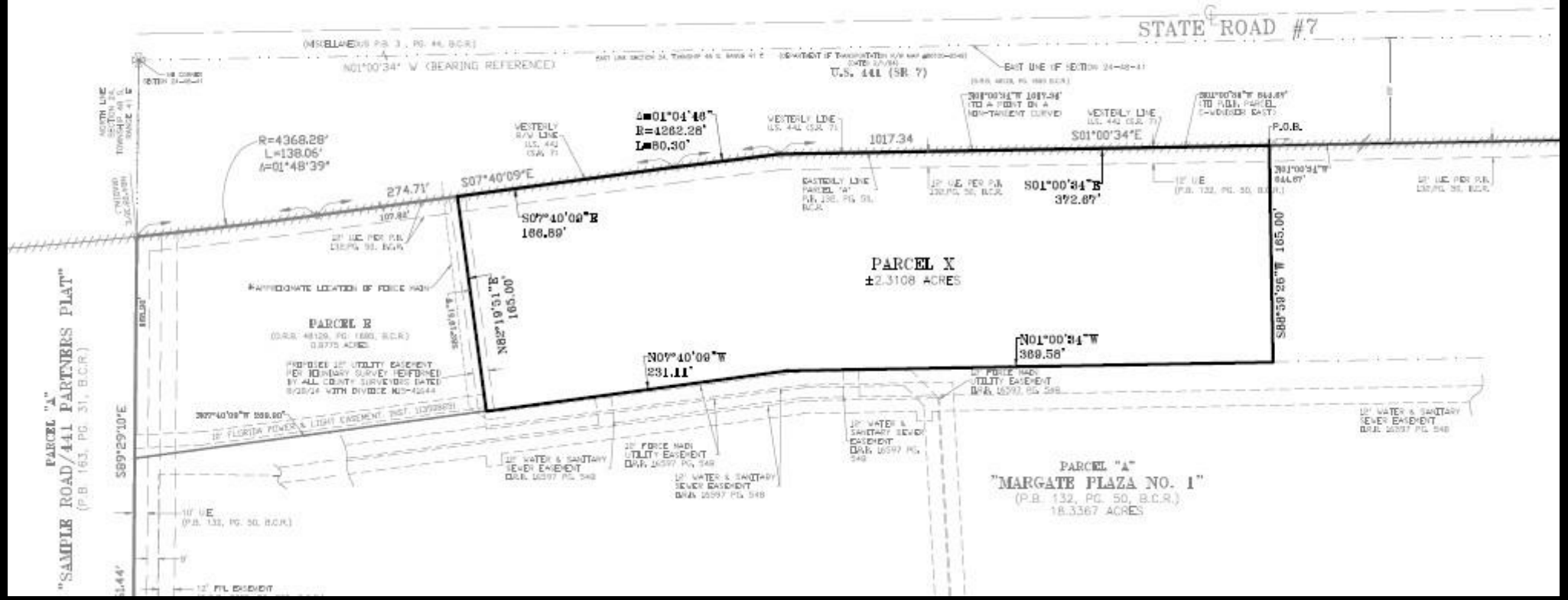
A SUBDIVISION RESURVEY OF A PORTION OF "MARGATE PLAZA No. 1" (P.B 132, PG. 50)
SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

GRAPHIC SCALE
60' 0 60'
(IN FEET)

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS – PLANNERS – SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776–1616

DECEMBER, 2018



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.

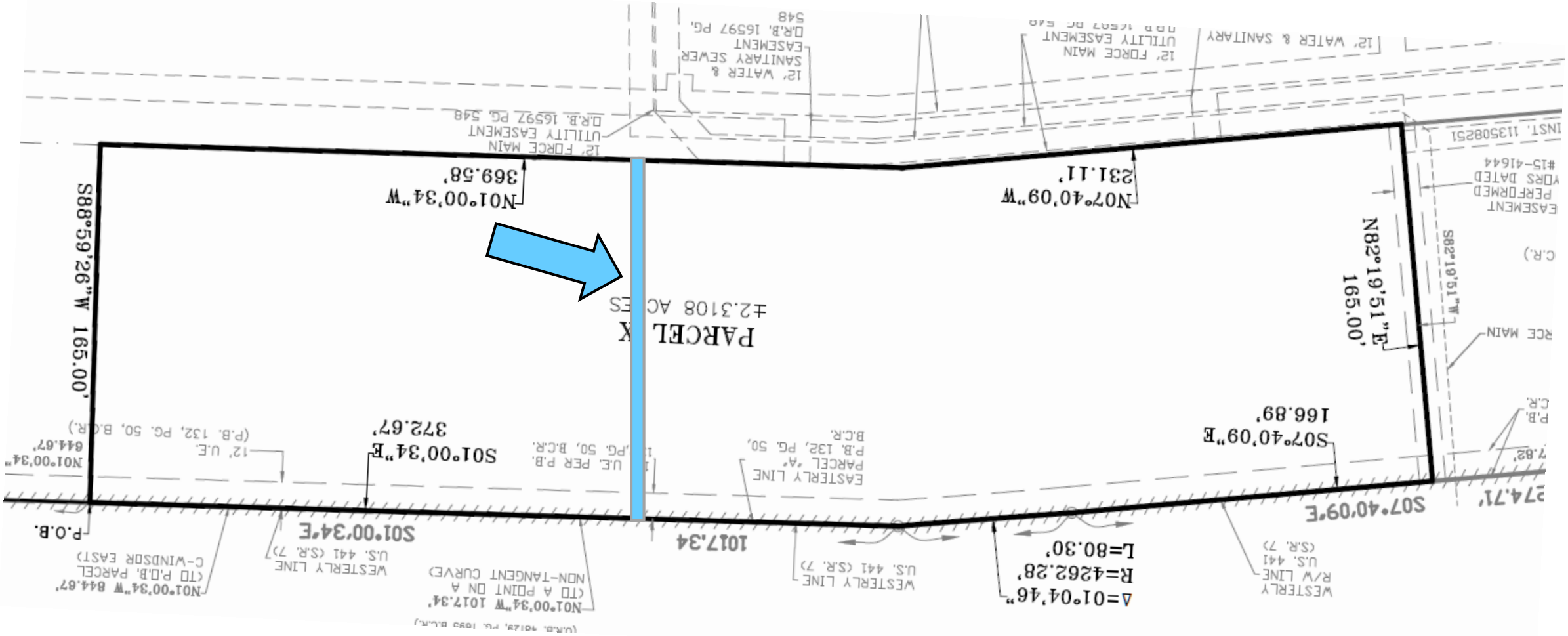
Compatibility

- The subject property is located within the TOC-G
- Medical Office permitted use

Recommendation to City Commission

- Planning and Zoning board recommended approval with conditions that:
  - 1. A utility easement for a force main that is 12 feet wide at east and west access between the parking lots unless an easement is granted on the adjacent property just north of the project.

Site Location

N

Recommendation