



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Change of Occupancy

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

Submittal Date (official use):

RECEIVED

MAY 13 2019

BY:

Project Name PepperTree Plaza		DRC # 2019-271
Address 5400-5596 West Sample Road		
Acreage 30.39	Folio Number 4842 19 24 0010, 4842 19 01 0081, 4842 19 01 0082, 4842 19 01 0056	Paid: \$250.00
Proposed Use Two proposed Changes: (1) Convert 7,225 SF of existing building area from Retail to Assembly use and (2) Convert 9,100 SF of existing building area from Assembly to Retail Use.		
Previous/Existing Use - see above		
Legal Description - see attached survey		

Describe proposal/request in detail, including occupant capacity (if applicable)
Two proposed Changes: (1) Convert 7,225 SF of existing building area from Retail to Assembly use and
(2) Convert 9,100 SF of existing building area from Assembly to Retail Use.

Applicant Name Peppertree Plaza, LLC	
Business/Corporate Name Peppertree Plaza, LLC	
Address 5400-5596 West Sample Road	
Phone Number 321.217.6247	Fax Number
Email Address ccollins@urbandesigngroup.com	

Agent/Contact Name Chris Collins	
Business/Corporate Name URBN Design	
Address 696 NE 125th Street, North Miami, FL 33161	
Phone Number 321.217.6247	Fax Number
Email Address ccollins@urbandesigngroup.com	

Property Owner's Signature

Date

5-08-19

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UWARAJ2 5/13/19 00 Receipt no: 114973

Type	SvcCd	Description	Amount
EJ		ECDV CHANGE OF OCCUP. USE	
	Qty		
	1.00		\$250.00

CHANGE OF OCCUPANCY (DRC)
PEPERTREE PLAZA
5400-5596 WEST SAMPLE RD
MARGATE FL 33063

Tender detail
CK Ref#: 30045 \$250.00
Total tendered: \$250.00
Total payment: \$250.00

Trans date: 5/13/19 Time: 14:15:45

HAVE A GREAT DAY!

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at 5400-5596 West Sample Road,
being the subject property for this DRC application for a CHANGE OF OCCUPANCY, and I give
authorization to Christopher Collins 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.

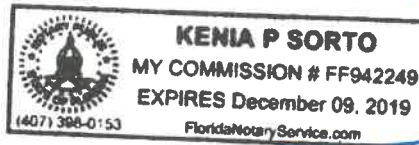
Yoram Izhak

Print owner's name

[Signature]
Signature of owner

Subscribed and sworn to before me this 8th day of May 20 19.

Kenia Sorto
Print or type name of Notary



[Signature]
Signature of Notary

☒ Personally known to me

☐ Produced identification _____

To City of Margate

5790 Margate BLVD

Margate, FL 33063

May 7, 2019

Re: Ownership affidavit an consent.

I hereby certified that I am the owner of the property located at 5400-5595 West Sample Road, Being the subject property for this DRC affidavit and consent form for a change in Occupancy, and I give authorization to Christopher Collins to file for this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. Further I understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

Peppertree Plaza, LLC

Owner's name

Yoram Izahak
MGR

Signature of owner

Kenia Sorto

Print or type name of Notary

Signature of ~~owner~~ owner



Christopher Collins

Authorized agent

(Personally Known)

Signature of authorized agent



Kenia Sorto

Print or type name of Notary

Signature of Notary

Kenia Sorto



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

Detail by Entity Name

Foreign Limited Liability Company
PEPPERTREE PLAZA, LLC

Filing Information

Document Number M18000010988
FEI/EIN Number 83-2699735
Date Filed 12/06/2018
State DE
Status ACTIVE

Principal Address

696 NE 125TH ST
N MIAMI, FL 33161

Mailing Address

696 NE 125TH ST
N MIAMI, FL 33161

Registered Agent Name & Address

REYES, DAISY
696 NE 125TH ST
N MIAMI, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGR

IZHAK, YORAM
696 NE 125TH ST
N MIAMI, FL 33161

Annual Reports

Report Year	Filed Date
2019	04/16/2019

Document Images

[04/16/2019 -- ANNUAL REPORT](#)

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