



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat/Subdivision Resurvey

901 NW 66th Avenue, Margate, FL 33063
For Development Services Questions: 954-979-6213

Submittal Date (official use):



Project Name Penn Dutch Plaza		DRC #
Address 3105-3285 North State Road 7, Margate, FL		
Acreage 18.332 acres	Folio Number 4841241000010 & 484124100011	Paid: \$ 650.00
Existing Use commercial		
Current Land Use Designation TOC		Current Zoning Designation TOC-G
Legal Description A portion of Tract A, "Margate Plaza No. 1" (P.B. 132, Pg. 50, B.C.R.) (see attached for complete legal description)		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
We wish to subdivide the property into two parcels.

Applicant Name Penn Dutch Plaza LLC	
Business/Corporate Name Penn Dutch Plaza LLC	
Address 500 W. Cypress Creek Road #350 Ft. Lauderdale, FL 33309	
Phone Number	Fax Number
Email Address	

Agent/Contact Name Jeff S. Hodapp, P.S.M.	
Business/Corporate Name Perimeter Surveying & Mapping, Inc.	
Address 947 Clint Moore Road Boca Raton, FL 33487	
Phone Number 561-241-9988	Fax Number 561-241-5182
Email Address jeff@perimetersurveying.com	

Property Owner's Signature

Adam J. Reiss
MANAGER
Authorized Signature

Date

9/25/2020

**CITY OF MARGATE
PLAT/SUBDIVISION RESURVEY
APPROVAL PROCEDURES**

Contact Broward County Planning and Development Management Division (954-357-8695) for County applications and approval process.



Submit to the City of Margate via Development Services Department (954-979-6213) the required documentation in hard copy (3 paper sets) and digital copy (1 compact disc in pdf format) and the required fee at least 30 days prior to the meeting. Petitioners may apply to Broward County for a concurrent review.



Development Review Committee



Public Notification: Petitioner(s) are required to pay for advertising costs, if any. All property owners of record within 1,500 radius of the subject parcel are notified of the pending action by US Mail 14 days prior to meeting. Petitioners are responsible for advertising costs. Petitioners must post a public hearing announcement sign on the subject parcel at least 14 days prior to meeting and pay \$150 sign bond.



Planning & Zoning Board



Public Notification: Petitioners(s) must update posted public hearing announcement sign on subject property at least 14 days prior to Commission meeting. A second mailing will be required if the actual hearing dates are different than indicated in the first mailing.



City Commission (resolution)



County approval process and recordation

Application submissions will be considered incomplete without all of the following required materials:

1. Completed DRC application form.
2. Application fee (\$500).
3. Submittal requirements are described in Section 31-18 of the Margate Code of Ordinances.

NOTES:

1. 3 paper sets of backup material (1 original, stamped/sealed + 2 copies*) and 1 compact disc in pdf format must be submitted with 1 original application cover sheet (p.1) to the Economic Development Department at least 30 days prior to DRC meeting.
* Copies can use a copy of the original stamp/seal.
2. The applicant or authorized representative must be present in order for a submission to be reviewed by the committee.
3. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.
4. Large (24" x 36") surveys and/or plans must be folded into quarters, and then in half with the application visible.
5. Completed "PUBLIC HEARING SIGN REMOVAL BOND" and \$150 must be submitted to the City Clerk's Office.
6. Backup material must be collated and bound into 3 distinct sets.

The sign must:



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, Adam J REISS, 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 (one hundred fifty dollar) 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.

PENN DASH PLAZZ LLC

Business or Property Name

3105-3285 N State Rd 7, Margate, FL

Address

Adam J REISS, MANAGER
Signature

Date

9/8/2020

OFFICE USE ONLY

Date of Decision: _____

Tabled to date
certain? _____

Two Business Days (after
decision) _____

COMPLIED? Y N

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

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at 3105-3285 N State Road 7, being the subject property for this PLAT or SUBDIVISION RESURVEY application, and I give authorization to Perimeter Surveying & Mapping to file this petition for the said land use plan amendment. 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.

Perim Dorch Plaza LLC
Adam J Reiss, Manager
Authorized Signatory

Print owner's name

[Signature]

Signature of owner

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September, 2016 (year), by Adam Reiss (name of person making statement).

Karen Kay Lavandosky

Print or type name of Notary

Karen Kay Lavandosky

Signature of Notary

☒ Personally known to me

Produced identification



If you would like this document in an alternate format, please call (954) 979-6213 or email dsd@margatefl.com



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Penn Dutch Plaza LLC
Agent/Authorized Representative: Jeff S. Hodapp PSM
Project Address: 3105-3285 North State Road 7, Margate, FL
Project Name: Penn Dutch Plaza
Date: 9-29-2020

I, Jeff S. Hodapp P.S.M. (print Agent/Authorized Representative name), on behalf of Penn Dutch Plaza LLC (print Applicant name), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- 1) 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant; and
- 2) 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant; and
- 3) Limitation of three (3) Staff Requests for Additional Information; and
- 4) Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.


Signature of Applicant or Applicant's Authorized Representative

Jeff S. Hodapp, PSM, Perimeter Surveying & Mapping
Name of Applicant/Authorized Representative

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 9/23/20 00 Receipt no: 2128581

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

PUBLIC HEARING SIGN BOND FOR
PENN DUTCH PLAZA
3105-3285 NORTH STATE RD. 7
MARGATE FL 33063
CONTACT- JEFF HODAP
TEL: 561-241-9988
EMAIL:JEFF@PERIMETERSSURVEYING
TCOM

Tender detail

CK Ref#:	498	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 9/23/20 Time: 10:33:17

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 9/23/20 00 Receipt no: 2128575

Type	SvcCd	Description	Amount
EF		ECDV PLAT/SUBDIV. RESERVE	
	Qty	1.00	\$500.00

PLAT/SUBDIVISION SURVEY FOR
PENN DUTCH PLAZA
3105-3285 NORTH STATE RD. 7
MARGATE FL 33063
CONTACT- JEFF HODAP
TEL: 561-241-9988
EMAIL:JEFF@PERIMETERSSURVEYING
TCOM

Tender detail

CK Ref#:	496	\$500.00
Total tendered:		\$500.00
Total payment:		\$500.00

Trans date: 9/23/20 Time: 10:18:28

HAVE A GREAT DAY!