



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SITE PLAN

5790 Margate Blvd., Margate, FL 33063
For Planning & Zoning Questions: 954-979-6213

Submittal Date (official use):

#2

RECEIVED

SEP 24 2020


BY:

Project Name		FirstGate Commrece Center
Address		Northwest Corner of Copans Rd. and Banks Rd.
Acreage	Folio Number	
9.303 Acres	484219280010	
Proposed Use		
131,329 SF Warehouse Distribution		
Previous/Existing Use		
Vacant land		
Legal Description		
Portion of Tract A Sherman Plat as recorded in PB144 PG 26 of the public records of		
Broward County, Florida (see attached legal)		

Describe proposal/request in detail, including occupant capacity (if applicable)
Construction of a 131,329SF Warehouse Distribution facility with associated parking and loading
The proposed building will be a Dock Level Building set up to acomodate 4 Tenants.

Applicant Name		Chris Willson
Business/Corporate Name		FR5355 Northwest 24th Street, LLC
Address		401 East Las Olas Blvd. Suite 1400 Fort Lauderdale, Florida 33301
Phone Number		(954)943-7492
Fax Number		
Email Address		cwillson@firstindustrial.com

Agent/Contact Name		Michael Gai
Business/Corporate Name		Sun-Tech Engineering, Inc
Address		4577 Nob Hill Road Suite 102 Sunrise, Florida 33351
Phone Number		(954)777-3123 ex 310
Fax Number		(954)777-3114
Email Address		mgai@suntecheng.com


Property Owner's Signature

2/5/2020
Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at
Northwest Corner of Copans Road and Banks Road

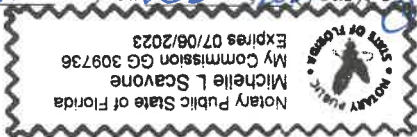
being the subject property for this DRC application for a SITE PLAN APPROVAL, and I give
authorization to Michael Gai to file this petition. I
understand that I, or a representative on my behalf, must be present at the DRC meeting. I further
understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

Chris Willson

Print owner's name

Signature of owner

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 11th day of Feb, 2020 year, by Chris Willson (name of person making statement).



Print or type name of Notary

Signature of Notary

☒ Personally known to me

☐ Produced identification _____



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: FR5355 Northwest 24th Street, LLC

Agent/Authorized Representative: Chris Willson

Project Address: Northwest Corner of Copans Road and Banks Road

Project Name: FirstGate Commerce Center

Date: _____

I, Cris Willson (print Agent/Authorized Representative name), on behalf of FR5355 Northwest 24th Street, 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

Chris Willson

Name of Applicant/ Authorized Representative



Underground Wiring Waiver Application

Development Services Department
954-979-6213

Property Address: Northwest corner of Banks Road and Copans Road

Legal Description: Portion of Tract A Sherman Plat as recorded in PB144 PG26 of the public records of Broward County Florida

Applicant/Agent Name: Chirs Willson

Address: FR5355 Northwest 24th Street, LLC

Phone: (954)943-7492 Email: cwillson@firstindustrial.com

Project Name: FirstGate Commerce Center

Project Description: Construction of a 131,329 SF warehouse distribution facility wiht associated parking and loading. The proposed building will be a Dock Level Building set to acomodate up to 4 tenants

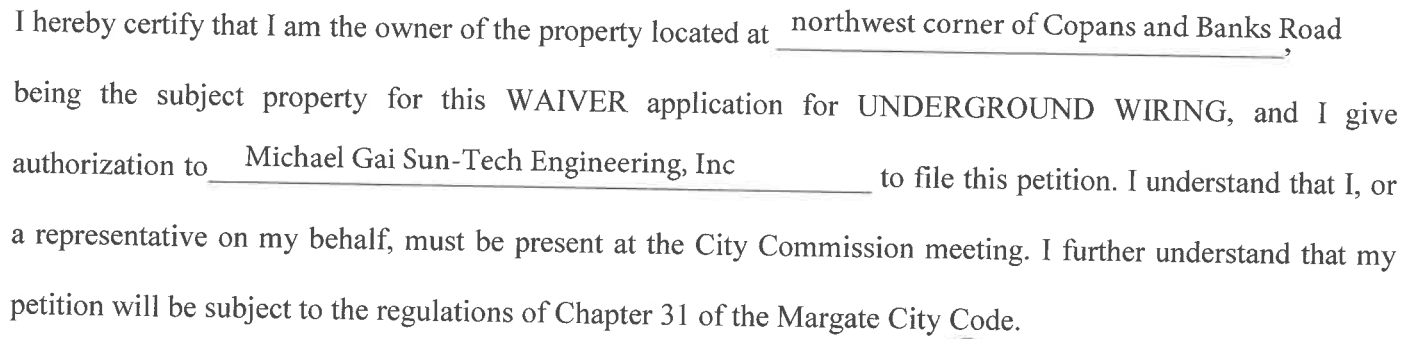
This application requires public notification as described in Section 31-55 of the Margate Code of Ordinances. Applicant is responsible for mailing public notice letters to all property owners within 1,500ft of the subject property and posting a public hearing sign on each roadway frontage.

Include with this application:

- Property owner certification
- Public hearing sign bond agreement form and \$150 bond payment
- \$200 application fee
- A detailed statement by a state licensed professional engineer, qualified with respect to utility issues, explaining why, in the engineer's professional opinion, it is technically infeasible to locate such utilities underground.

*If a waiver is granted, a dollar amount equal to the cost of placing the utilities underground, as determined by an estimate established by the relevant utilities and as agreed upon by the city, shall be required to be paid into the city's underground utility trust fund prior to the development permits being issued.

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



Signature of owner


 Notary Public State of Florida
 Michelle L Scavone
 My Commission GG 309736
 Expires 07/08/2023

Signature of Notary

Produced identification

N/A

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2

10/07/20 00

Receipt no: 2136427

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00

UNDERGROUND WIRING WAIVER APP.
NW CORNER OF BANKS & COPANS RD

Tender detail

CK Ref#:	43346	\$200.00
Total tendered:		\$200.00
Total payment:		\$200.00

Trans date: 10/07/20 Time: 17:15:29

HAVE A GREAT DAY!

City of Margate
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: MMILLER 8/06/20 01 Receipt no: 2105302

Type	SvcCd	Description	Amount
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$5767.20

Tender detail

CK Ref#:	90769	\$5753.16
CK Ref#:	43204	\$14.04
Total tendered:		\$5767.20
Total payment:		\$5767.20

Trans date: 8/06/20 Time: 11:10:21

HAVE A GREAT DAY!