



### City Commission

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**REGULAR MEETING OF  
THE PLANNING AND ZONING BOARD  
HYBRID VIRTUAL MEETING  
<https://us02web.zoom.us/j/83958120879>  
MINUTES**

**Tuesday, September 7, 2021  
7:00 p.m.**

City of Margate  
City Commission Chambers at City Hall

**PRESENT:**

Richard Zucchini, Chair  
Juli Van Der Meulen, Secretary  
Gail DeAngelis, Board Member

**ABSENT:**

Todd Angier, Board Member

The Vice Chair seat is currently vacant.

**STAFF PRESENT:**

Sarah Johnston, Attorney for City, from Weiss, Serota, Helfman, Cole, and Bierman  
Elizabeth Taschereau, Director of Development Services  
Andrew Pinney, AICP, Senior Planner  
Alexia Howald, Associate Planner  
Curt Keyser, DEES Director  
Randy L. Daniel, Assistant DEES Director

**ALSO PRESENT:**

Chris Willson, Manager, FR5355 Northwest 24<sup>th</sup> Street, LLC  
Dennis Mele, Esq., Greenspoon Marder, LLP, Agent for FR5355 Northwest 24<sup>th</sup> Street, LLC  
Joaquin Vargas, P.E., Traff Tech Engineering  
Michael Gai, Principal, Suntech Engineering

The regular meeting of the Margate Planning and Zoning Board (P&Z) having been properly noticed, was called to order at 7:08 p.m. on Tuesday, September 7, 2021, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

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**Development Services Department**

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1) **NEW BUSINESS**

*ID2021-195*

APPROVAL OF MINUTES FROM THE PLANNING AND ZONING BOARD MEETINGS ON FEBRUARY 2, 2021, APRIL 6, 2021, AND JUNE 1, 2021.

Ms. DeAngelis asked that future minutes be available earlier.

Ms. Van Der Meulen made the following motion, seconded by Ms. DeAngelis:

**MOTION:** TO APPROVE THE MINUTES AS PRESENTED.

Alexia Howald, Associate Planner, read the following Form 8B Memorandum of Conflict into the record:

*This Form 8B is a memorandum of a voting conflict for county, municipal, and other local public officers. According to Form 8B, the person responsible for reading the minutes is required to read this form into the record for appointed officers. The following disclosure of appointed officer:*

*I, Richard Zucchini, hereby disclose that on June 1, 2021, the measure before my agency and the nature of my conflicting interest in the measure is as follows:*

*I am not retained on this issue.*

*I recused myself on the rezoning application of 603 Melaleuca Drive to CF1 from R3 zoning, upon advice of Margate City Attorney who strongly suggested that I recuse myself.*

*I have not publicly spoken about the CF1 rezoning, however, I have publicly spoken in favor of the facility, proposed Veterans residential treatment under the existing R3 special exception as a group care facility. I have spoken freely about the proposed facility which was/is not a foreseeable Planning and Zoning issue, which may have been in the company of other City staff, residents, and Board members.*

*Said disclosure was filed on January 7, 2021.*

Ms. Howald verified the form would be part of the minutes and record for the June 1, 2021 meeting.

**ROLL CALL:** Mr. Zucchini – Yes, Ms. DeAngelis – Yes; Ms. Van Der Meulen – Yes. The motion passed with a 3-0 vote.

## 2) NEW BUSINESS

### A) ID2021-361

CONSIDERATION OF A SUBDIVISION RESURVEY TO FURTHER SUBDIVIDE A PORTION OF SHERMAN PLAT TO CONSTRUCT A 135,000 SQUARE FOOT WAREHOUSE DISTRIBUTION FACILITY ON A VACANT PORTION OF THE PARCEL.

**LOCATION:** 5301 WEST COPANS ROAD, MARGATE, FL 33063

**ZONING:** LIGHT INDUSTRIAL (M-1)

**LEGAL DESCRIPTION:** A PORTION OF TRACT "A," "SHERMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PETITIONER:** MIKE GAI, SUN-TECH ENGINEERING, INC., AGENT FOR CHRIS WILLSON, FR 5355 NORTHWEST 24 STREET, LLC

### Applicant Presentation

Dennis Mele, Agent for FR5355 Northwest 24<sup>th</sup> Street, LLC, presented the application for resurvey and plat note amendment. He reviewed a *PowerPoint* presentation, including an overview of the plat and its history. The applicant's presentation is attached to the minutes.

Chair Zucchini asked for clarification on transfer of the Fire Station on the site. Mr. Mele stated he believed the station was dedicated by separate deed in the 1990s.

Ms. DeAngelis asked about the location of the sidewalk around the perimeter of the property, and noted the width shown was not standard size. She asked if the Broward Metropolitan Planning Organization (MPO) had been contacted regarding bike paths and paths of travel.

Mr. Mele stated as part of the plat, all County agencies would be reviewing the proposal and would have an opportunity to suggest improvements. He noted the County is moving toward the Complete Streets initiative, and the engineers could comment further. Mr. Mele explained the location was typically at the edge of the public right-of-way.

Andrew Pinney, Senior Planner stated the MPO was working on a project on Copans Road which included broad shared use sidewalks designed for both bicyclists and pedestrians. He noted part of the review included comments on the sidewalks.

Ms. DeAngelis asked why the MPO plan was not indicated on the plan. Mr. Pinney explained the MPO project was taking part completely within the right-of-way, and the sidewalks shown on the plan were noting the existing.

Mike Gai, Sun-Tech Engineering, added that there is existing sidewalk around the perimeter along Copans Road, Banks Road, and 24<sup>th</sup> Street. He stated it is a minimum of five (5) feet wide, and the plans have been submitted to the County and they had no issues.

Mr. Mele stated they would consult with the MPO to reflect the adjacent project and make sure plans were consistent.

Ms. DeAngelis asserted she was at the property earlier in the day and had measured the sidewalk at Banks Road and 24<sup>th</sup> Street, and found they were three (3) feet wide, not five (5) feet. She stated she had an issue with the corner of Copans and Banks Roads, as the plans indicate multiple items on the corner, and she is not clear how the sidewalk will go around the street light and other items.

Mr. Gai stated it was a traffic signal box which sits in the sidewalk. He expanded on the items and stated it was typical of what the County does, and the sidewalk was expanded in those areas to accommodate.

Ms. DeAngelis stated the sidewalk indicated to go across Copans Road seemed to go directly into a utility box. She asked for clarification on the traffic report.

Joaquin Vargas, traffic engineer on the project, described the methods used to generate the analysis for the traffic report.

Chair Zucchini stated one (1) objection to this project is that there is a school on the northeast side of the property. He asked if the impact on school had been taken into account, and whether the project would have an impact on the queue waiting to pick up and drop off children at the school.

Mr. Vargas explained the school traffic was taken into account in the review, and due to the nature of the development, it was found to be a diminutive impact. He stated adequate visibility for walking students was also considered at the driveways.

Chair Zucchini asked for further clarification on queuing at the driveways. Mr. Mele reviewed the site plan and provided further explanation.

Chair Zucchini stated it appeared there was plenty of room for traffic going into the site to keep from blocking school traffic. He noted the divider on Copans Road was an issue. He asked if there would be a request that the County modify the divider. Mr. Vargas explained it would not meet the spacing requirement for a left turn lane. He discussed options for traffic to access the site.

Chair Zucchini asked if there were any intended or leased clients.

Chris Willson, applicant, responded that the building was being built on a speculative basis, and there were no clients identified yet. He discussed similar buildings built in other communities and stated all were completely filled before completion of construction. Mr. Willson stated they expect e-commerce type tenants to fill the spaces and further discussed the business style.

Chair Zucchini asked if the owner would restrict overnight parking, so it did not become a truck stop. Mr. Willson responded it would be very unusual to have any parking issues at the end of the day in a facility like this.

Chair Zucchini asked the hours of operation. Mr. Willson stated there were no limits to the hours of operation that he was aware of.

Chair Zucchini asked if the owner would be willing to Codify business hour restrictions. City Attorney Sarah Johnston asserted she understood the direction of the conversation, but discussion regarding business operations and restrictions would be appropriate at site plan review, not at plat survey or plat note amendment review.

Chair Zucchini stated he would ordinarily agree, but once this was approved, he would like to know what happens after. City Attorney Johnston responded that she would defer to staff on the issue, and thought it was perfectly appropriate to ask questions, so the applicant was aware of the concerns and allow staff to address the issues.

Chair Zucchini asked Mr. Pinney to explain the next steps. Mr. Pinney explained that was explained in his staff presentation if the Board would like him to continue with that. He reviewed the process briefly.

Chair Zucchini asked if there was a step where the City Commission gets final site plan approval. Mr. Pinney explained if it was a use permitted by right, which is how the M1 district is set up, it would not. City Attorney Johnston clarified the review would be administrative. She stated her recommendation would be to advise staff and the Commission of concerns to consider at the administrative level. She stated her comment was that the conditions on approval had to be limited, but raising concerns was appropriate.

Chair Zucchini asked if the applicant would agree to Codify a restriction about hours of operation. Mr. Mele responded that he did not know if they could do that. He explained that he had worked on a number of these buildings throughout Broward County in at least 10 to 15 different cities, and what is typically focused on is to ensure property security measures are in place. He briefly discussed an example.

Chair Zucchini asserted he was less concerned with project security than he was with distraction in the neighborhood from a 24/7 operation. He stated his concern was noise and trucks coming through at all hours of the night.

Mr. Mele stated he understood the concern and noted the Margate City Code regulates the hours of certain specific things, but not of business in general. He noted there may not be anyone operating at night in the facility.

Chair Zucchini responded that the situation was unique, and Margate did not have any distribution centers like it in the City. He stated they could have a situation of an Amazon distribution center where there were trucks coming in and out all night.

Mr. Mele reiterated that what was being dealt with at this point was the highly technical items of the resurvey and plat note amendment. He stated the specific site plan, tenant, or design were not being addressed.

Chair Zucchini argued the site plan would come immediately after approval of these items. Mr. Mele stated the applicant was in the process of developing the site plan now, but in order to get a building permit, these processes needed to be completed first.

### **Staff Presentation**

Andrew Pinney, Senior Planner, presented the subdivision resurvey application on behalf of staff. The staff presentation is attached to the minutes. He opened with an explanation of the subject property, including a location map, zoning, CRA boundary, and the Sherman Plat.

Mr. Pinney read the purpose and general description of the M-1 Light Industrial Zoning from Section 24:2 of the Margate Code, as follows:

*The M-1 light industrial district is intended to provide for light manufacturing and heavy commercial uses for large corporations as well as small entrepreneurs in multitenant warehouse space.*

Mr. Pinney reviewed the City process and requirements for subdivision resurvey required as outlined in Section 3.11. He discussed the required features of the preliminary plat as before the Board at this time. He further discussed the specific role of the Planning and Zoning Board (P&Z) in the review, to include checking lot sizes to assure conformity with minimum standards set forth by the zoning requirements and to coordinate the recommendations of agencies.

Continuing, Mr. Pinney reviewed the staff findings. He stated Section 31-19 of the City Code includes design standards for subdivisions, and the project fits within the requirements where applicable. He reviewed the Development Review Committee (DRC) comments and explained all Engineering comments were adequately addressed.

Chair Zucchini referenced another project and asked about drainage design. Mr. Pinney responded briefly. Mr. Mele added additional clarification on the other project.

Mr. Pinney continued his review of staff findings. He explained the Developmental Services Department comments were that the application was consistent with Policies 1.8 and 5.2. He stated added review signatures and features were pending and noted staff was recommending approval subject to conditions of the DRC.

Chair Zucchini asked if the applicant did not have to come before the P&Z for resurvey and plat amendment, whether the owner could today build the project without additional approval.

Mr. Pinney responded that assisting the parcel already existed on the plat and assuming there was not a plat note restriction or conflict, then it was a use permitted by right. He explained the project would go through administrative approval in that case.

Chair Zucchini asked Mr. Pinney if he had any idea what kind of tax revenue would be generated by the project. Mr. Pinney stated he did not have any analysis on that.

Chair Zucchini asked if Mr. Pinney had any idea what the Fire Assessments would be on the project. He stated he was conflicted because people complain about property taxes being too high, and in order to reduce that, they needed to be able to invite commercial development to augment the tax rolls. Chair Zucchini asserted the owners would be paying more tax compared to the requirement of services on the City than low-rent apartment buildings would. He stated he did not have much objection to the project until he heard that it could be a 24/7 operation.

Mr. Pinney asked if, beyond the hours, there was any concern about buffering. He stated in Section 3.14, Subsection 20, it addressed the subdivision process as follows:

*Notwithstanding the above requirements, pursuant to Section 31-19, the planning and zoning board may require fences and walls for screening purposes of a height, location and type as may be necessary on new subdivisions and resubdivisions of existing ones.*

Mr. Pinney stated if the Board found it necessary, it was within their authority to require buffering as they see fit.

Chair Zucchini reiterated that it was a problem staff had not estimated what property tax and Fire Assessment would be generated by the project.

Mr. Mele explained his client had texted to inform him that on buildings of this size in other communities, he was paying about \$250,000 per year in taxes. He stated that would be total and would vary some by community. Chair Zucchini asserted about 30 percent of that amount would come to the City.

Mr. Mele stated the applicant could work up an estimated schedule of taxes to include with the presentation to the City Commission if the Board and staff thought that would be helpful. He noted the Fire Assessment was based on square footage, so could be computed as well.

## **Board Discussion**

Ms. DeAngelis asked which square footage the Fire Assessment would be based on.

Mr. Mele explained it would be based on the actual size of the building at Certificate of Occupancy. He noted the plat note establishes the maximum size of the building. Mr. Pinney followed up with additional information on the square footage calculations.

Chair Zucchini opened a public hearing on the item.

John Lunetta, 5115 Northwest 27<sup>th</sup> Court, stated his big issue was the traffic impact on the school and the neighborhood. He explained there was already increased truck traffic in the area. He asserted there are a lot of children in the neighborhood, and because of speed bumps people were already driving around Banks Road and onto the side streets.

Chair Zucchini commented on the speed bumps in the neighborhood.

Corey Hebert, 5250 27<sup>th</sup> Court, expressed concern regarding the 24-hour operation and stated his neighborhood is not an industrial neighborhood. He asserted there is an elementary school, children, and elderly in the community, and asked how Board members would feel if they said they were going to put an industrial building in their neighborhoods. He stated they should be talking about putting up a park on the property.

Chair Zucchini explained the property is zoned industrial.

Gene Short, 5124 NW 27<sup>th</sup> Court, stated he and his family had lived in the neighborhood for 24 years, and the thing that makes families want to raise their children there is that it is safe, quiet, and neighborly. He asserted the construction of a distribution facility would change all that, and it was their belief that the neighborhood would be gone forever. He asked the P&Z to step up for the community and asserted there was another large parcel where the project could go in a more appropriate neighborhood.

Chair Zucchini stated the reason the issue is coming before the Board is because the applicant was requesting subdivision of the property.

*Chair Zucchini called for a recess at 8:14 p.m.*

*Chair Zucchini called the meeting back to order at 8:20 p.m.*

Chair Zucchini called for any additional public comment.

Tracy Van Winkle, 1020 SW 61<sup>st</sup> Ave, stated she does not live near the project, but as a resident of the City of Margate, she cares about the issue. She asserted she did not want it and did not want it for the neighborhood. She stated the Board should deny the application so that it would not go before the City Commission.

Chair Zucchini clarified that the application was only about being resurveyed, and if it did not need that, the application would not have come before the P&Z.

Mr. Mele responded to the comments briefly. He reviewed the zoning map and stated that going back at least 30 years, the entire corridor had been zoned industrial and still is. He explained the parameters of the zone and showed the distance between the project and 27<sup>th</sup> Court, where most of the public commenters reside.

Mr. Mele stated the traffic report had been completed, and staff had reviewed each criterion within it and found it to meet the requirements. He noted the request was not a special exception, and if it were a lease instead of a sale it would not require P&Z review. Mr. Mele pointed out that whether the Board recommends approval or not, the item will go before the City Commission for review. He stated the motion be related to the item before the Board, not the site plan.

Chair Zucchini closed the public hearing.

Chair Zucchini asked Mr. Pinney to read the approved uses of M-1 zoning for the Board's edification.

Mr. Pinney read the uses permitted in the M-1 Zoning District as described in Section 24.3, as follows:

*No building or structure or part thereof shall be erected, altered or used, or land or water used, in whole or in part, for other than the following specified uses:*

*(A) Accessory uses and structures which are clearly incidental and subordinate to a permitted use.*

*Ambulance service, subject to the following limitation(s): Proof of adequate parking facilities shall be demonstrated.*

*Armored car service.*

*Automobile body, tops and upholstery shop.*

*Automobile, motorcycle and small engine repair, subject to the following limitation(s): Not permitted within one hundred (100) feet of any residential district.*

*Automobile painting, subject to the following limitation(s): No outdoor spraying.*

*Automobile parts, equipment and accessories, wholesale.*

*Automobile storage.*

*Automobile tires, vulcanizing or retreading.*

*Bakery, wholesale.*

*Bookbinding.*

*Bottled gas, retail, subject to the following limitation(s): Not permitted within one hundred (100) feet of any residential district.*

*Bottling plant.*

*Bus company, charter, subject to the following limitation(s): 1. Three (3) or fewer vehicles. 2. Proof of adequate parking facilities shall be demonstrated.*

*Bus terminals.*

*Cabinetmaking, carpentry shops.*

*Carpet cleaning, subject to the following limitation(s): Not permitted within one hundred (100) feet of any residential district.*

*Ceramic manufacturing.*

*Cleaning service—Pressure, chemical, industrial.*

*Clubs—Civic, noncommercial.*

*Concrete testing lab.*

*Contractor's storage yards, subject to the following limitation(s): Perimeter wall required.*

*Delivery service.*

*Dental laboratory.*

*Diaper service, subject to the following limitation(s): Not permitted within three hundred (300) feet of any residential district.*

*Distribution service.*

*Dry cleaning and dyeing plant, subject to the following limitation(s): Not permitted within three hundred (300) feet of any residential district.*

*Electrical utility yard.*

*Electroplating.*

*Engraving.*

*Fire station.*

*Food processing, subject to the following limitation(s): No fish, fat rendering, or restaurants.*

*Frozen food locker.*

*Fruit packing and shipping.*

*Glass cutting.*

*Glass tinting.*

*Grocery, wholesale.*

*Gun club.*

*Janitorial service.*

*Kennels, subject to restrictions set forth in Chapter 6 of the Margate Code of Ordinances.*

*Laboratories—Chemical, medical, testing, research.*

*Laundry, commercial.*

*Light manufacturing, subject to the following limitations: 1. Shall include products from aluminum, brass, bronze, copper, steel or other metal or from cloth, leather, paper, rubber, shell, plastic, wood or other materials, 2. Power shall not exceed twenty (20) horsepower on any one (1) motor in the operation of any one (1) machine.*

*Limousine service (four (4) or more vehicles, subject to the following limitation(s): Proof of adequate parking facilities shall be demonstrated.*

*Liquor cutting and blending.*

*Locksmith.*

*Machine shops.*

*Magazine wholesale agency.*

*Mail order business.*

*Major appliance repair.*

*Merchant, wholesale.*

*Metalizing processes.*

*Mirror silvering.*

*Motion picture studio.*

*Moving and storage.*

*Ornamental iron and metal working shops.*

*Parking, commercial auto, subject to the following limitation(s): Not permitted within one thousand (1,000) feet of any other commercial auto parking facility.*

*Pest control.*

*Photograph developing and printing for others.*

*Printing, photocopying, blueprinting shop subject to the following: 1. Maximum sheet press of twenty-five and one-half (25.5) inches. 2. The equipment shall be limited to photocopy, diazo process or similar type print machines, facsimile and offset duplicator machines. 3. There shall be a maximum of five thousand (5,000) square feet of gross floor area per establishment.*

*Public utility service yard.*

*Recording studio, subject to the following limitation(s): 1. Soundproofing required.*

*Refrigeration plants.*

*Rental business.*

*Research—Educational, scientific, and industrial.*

*Restaurant and dining room subject to the following limitation(s): 1. Only permitted as accessory to a permitted use.*

*Sheet metal shop, subject to the following limitation(s): 1. When so located that no land allocated to such use or building occupied by such use lies within one hundred (100) feet of any residential-zoned property; provided, that this separation requirement shall apply only to principal uses and not to accessory uses.*

*Sign shop.*

*Sign painting, car lettering.*

*Spray painting business.*

*Stonecutting.*

*Substation for utilities (as required).*

*Swimming pool equipment and chemicals, wholesale, subject to the following limitation(s): 1. No chemical storage area permitted within one hundred (100) feet of any residential district.*

*Taxi service (four (4) or more vehicles, subject to the following limitation(s): 1. Proof of adequate parking facilities shall be demonstrated.*

*Television, radio and movie studios.*

*Theater (outdoor).*

*Tinsmiths.*

*Tool-and-die shops.*

*Towing service, subject to the following limitation(s): 1. No wrecking.*

*Tractor, retail.*

*Trailers of all kinds, campers, mobile homes, retail.*

*Trash hauler, subject to the following limitation(s): 1. No dumping.*

*Truck and large engine repair.*

*Upholstery shop.*

*Vehicle sales agency. Not permitted within one hundred (100) feet of any residential district.*

*Warehousing and distribution.*

*(B) Special exception uses. Special exception uses may be deemed appropriate to provide a complete distribution of uses within the city, but because of their operational characteristics or area requirements need to be given individual consideration with respect to their location, access and relationship to adjacent properties and public rights-of-way, and conformity with the city's current and future redevelopment efforts.*

*(1) The following uses are authorized upon a finding by the city commission that a special exception to the article is warranted, pursuant to the procedure and criteria set forth in Chapter 31, Section 31-54 of the Margate Code of Ordinances.*

*(a) Recreation and open space;*

*(b) Commercial recreation uses (indoor and outdoor);*

*(c) Business and professional office center, subject to the following:*

*(i) Said use shall be located in a building or development of at least 30,000 square feet.*

Mr. Pinney read the prohibited permitted in the M-1 Zoning District as described in Section 24.4, as follows:

*(A) Pain management clinics, as defined in Section 2.2*

*(B) Any use not specifically listed in Section 24.3 is prohibited.*

*(C) Retail sales are prohibited except where specifically permitted in Section 24.3 or as an accessory use, same not to exceed 20 percent of floor area nor total number of sales transactions.*

Chair Zucchini asserted that was quite a few uses available to this owner, all surrounding this neighborhood. He highlighted several of the uses and noted this was not a rezoning request.

Chair Zucchini asked Mr. Pinney to explain the distinction between the subdivision resurvey and the plat note amendment.

Mr. Pinney reiterated that any time you have a property and want to subdivide it after it's been platted, it goes through this process. He stated they are just creating a record of the new parcel and making sure it can stand on its own if necessary. Mr. Pinney explained the next item was a plat note amendment, which was a requirement based on County restrictions as to what can be done on a property. He noted the end result of the note was payment into the County's traffic contingency fund based on platted use.

Chair Zucchini stated he did not see an exception to first item, but as far as the plat amendment, that was where the use comes into play. He asked if the application would still go before the City Commission if the Board recommended approval of the first item and denial of the second item.

Mr. Pinney stated he believed it still would and took a moment to look it up. He explained on a development permit, the Board was required to have a finding for the denial.

Chair Zucchini stated the area is surrounding by this type of businesses, including existing polluting businesses, but he was taking into consideration that there was a neighborhood across the canal. He asserted this was not a polluting business.

Chair Zucchini asked if there was something the applicant could do to dramatically increase the buffering, for example large landscaping to buffer sound.

Mr. Pinney responded that there was and noted he had read from Section 3.14 earlier in the meeting to state the P&Z has the authority to request a fence or wall at any location or height they choose, and with that, if they want enhanced landscaping, they could request a landscape buffer easement in the location. He encouraged a clear picture of the request be given.

Chair Zucchini stated he was thinking a tall, dense landscape buffer would go a long way to creating a sound barrier.

Gene Short, 5124 NW 27<sup>th</sup> Court, clarified the applicant stated he did not know what type of business would go into the facility they want to build, but Chair Zucchini stated it would not be a polluting business. He referenced the auto repair shop adjacent to the applicant property and stated they had promised buffering when building that, but the community was waiting for it to grow more than four (4) feet.

Warren Wyrick, 5135 NW 27<sup>th</sup> Court, asked how they would put up walls around the trucks driving down the street. He stated he didn't care how high a wall was put up around the facility, it would not make a difference if there were trucks on the street.

Chair Zucchini stated that type of traffic was not restricted along arterial roadways. He asserted there were people who live along Atlantic Boulevard that hear tractor trailers going by all day long. He argued the neighborhood in question is adjacent to an industrial area.

Mr. Wyrick asked that the Board consider not just the facility, but the vehicles going in and out. He stated the Board members would not want to live in the adjacent condominiums. He asserted if they want to make this normal business owners, the neighbors might not even be so excited.

Ms. Van Der Meulen stated she had been listening to all sides, and the problem she has is the same as the residents of the neighborhood, that they do not know what is going in there. She asserted she could not make any type of recommendation without knowing.

Chair Zucchini responded that a distribution center was going in.

Ms. Van Der Meulen asserted it could be open 24/7, they don't know what it will be distributing, and they don't know if it will have 18-wheelers. She asked what staging area was available to the big rigs, and what about when they are on the roads and making turns. She stated the applicant had said there was nowhere for the trucks to make a left-hand turn.

Mr. Mele explained that was not what was said. Ms. Van Der Meulen asked that it be explained again.

Mr. Mele stated there was no reason for traffic to go north on Banks Road, and particularly with the speed bumps that had been described, they would go any way they could to avoid that. He explained the businesses would be provided with a review of the neighborhood to make sure they knew what they were doing before traffic got there. Mr. Mele stated the use had to be something from the list described, and the applicant had said they were doing warehouse distribution, not manufacturing or anything else on the list.

Chair Zucchini reiterated that any of the approved uses could go in the site without P&Z approval. He stated if the application was not approved, the owner could build the project himself and lease it to the potential tenants. He noted the Board would not be stopping the project by saying no. Continuing, Chair Zucchini stated they had to understand property rights. He asserted when someone owns a property and it is zoned for specific uses, the City can't just say no because they don't like it. He added that he understood and agreed with the concerns, but they had the proper zoning and this was a proper use of the zoning.

Chair Zucchini asserted the Board was hard-pressed to come up with a reason to say no on the subdivision. He stated the platting brings into account the use of the property, and they could

probably make the suggestion to agree with qualifications such as significant landscape buffer with Commission follow-up. Chair Zucchini stated they could also ask for other types of buffering like a wall and could make the suggestion the applicant voluntarily offer the Commission a restriction to hours.

Chair Zucchini explained he was sympathetic to what the neighbors were saying, but they also had to be sympathetic to the owner using his property for an approved use. He stated if it was a rezoning he would absolutely agree and say no, but that was not what this was.

Ms. DeAngelis stated she lives in Margate, too, and is also concerned about Margate. She asserted she volunteers her time on the Board because she wants to make an impact. She noted she did not think it was appropriate for the audience to insult the Board. Ms. DeAngelis stated she thought the Board could come to some type of consensus. She added that she liked the project for the increased tax revenue, and saw there was some concern about traffic, however there was not much chance of the 18-wheelers driving north on Banks. She asserted they would go east or west, and the residential area is north of the location.

Chair Zucchini stated there was also a geographical buffer of a canal.

Ms. DeAngelis explained she lives near a turnpike wall two (2) houses a way and does not hear the traffic on the turnpike. She stated she was concerned about the proximity of an elementary school to this project and thought if the Board were to consider additional traffic improvements for biking and jogging around the property and a buffer between the sidewalk and street, it might be a compromise. Ms. DeAngelis stated she did not think they were going to stop the project.

Chair Zucchini asked if the path was not something the MPO was already planning. Ms. DeAngelis stated she had called Ricardo Gutierrez, Broward MPO Mobility Program Manager, and he had told her about the transit corridor improvements. She explained he had said there was \$4 million set aside for a project from Lyons Road to 441, and additional improvements to 441 were planned. Ms. DeAngelis asserted that if they integrated with that, it could be a compromise to work together and help the City grow.

Chair Zucchini stated that would be something the applicant would work with the County on, not a City requirement. Ms. DeAngelis responded that she did not know that per-se. She stated she understood the concerns but thought the tax benefits were appreciative.

Chair Zucchini agreed and stated that was especially true in a City where half of residences pay \$400 or less in taxes to the City. He noted Margate has a high concentration of seniors with homesteaded properties, and the City had to look for ways to raise revenue. He asserted time and time again, people complain about their property taxes, and the City needed to invite commercial development to offset that. Chair Zucchini stated commercial developers looking at the Margate process to see what had been done with other developers were seeing that and going elsewhere because it is too difficult to work there.

Ms. DeAngelis stated she also thought the business would offer employment opportunities to residents of the community.

Chair Zucchini suggested the first item was a no-brainer, and on the second item they could offer approval with conditions, including a much more intense buffering to minimize impact.

Warren Wyrick, 5135 NW 27<sup>th</sup> Court, suggested restricting traffic on Banks Road.

Mr. Mele stated the applicant would agree with a restriction so trucks go south instead of north and would work with the DRC to install signs as appropriate.

Mr. Pinney noted the items were separate and suggested restrictions on the second item would be appropriate when reviewing the second item.

Ms. Van Der Meulen made the following motion, seconded by Ms. DeAngelis:

**MOTION:** TO APPROVE THE SUBDIVISION RESURVEY.

**ROLL CALL:** Mr. Zucchini – Yes, Ms. DeAngelis – Yes; Ms. Van Der Meulen – Yes. The motion passed with a 3-0 vote.

- B) *ID2021-359*  
CONSIDERATION OF A PLAT NOTE AMENDMENT TO SUBDIVIDE TRACT A OF THE SHERMAN PLAT INTO PARCELS "A" AND "B" AND ADD 135,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.  
**LOCATION:** 5301 WEST COPANS ROAD, MARGATE, FL 33063  
**ZONING:** LIGHT INDUSTRIAL (M-1)  
**LEGAL DESCRIPTION:** A PORTION OF TRACT "A," "SHERMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**PETITIONER:** MIKE GAI, SUN-TECH ENGINEERING, INC., AGENT FOR CHRIS WILLSON, FR 5355 NORTHWEST 24 STREET, LLC

City Attorney Johnston asked that all discussion for the first item be entered into the record for the second item. She explained the process briefly.

### **Applicant Presentation**

Chris Willson, applicant, asked that the Board consider what he thought to be the best attribute of the project, in its visibility to Copans Road and the greater area. He noted tenants would want to be found and asked that this be considered when discussing a buffer requirement.

Chair Zucchini responded that the types of businesses coming in had not been identified.

Mr. Willson stated it runs the gamut, and shared examples of distribution uses from other buildings, including kitchen cupboard distribution, and marine products. He asserted he believed they would be surprised to find the uses were extremely clean and the truck traffic was likely very limited. He stated he understood people thought the worst was coming, but he had been doing this for 35 years and thought they would be pleasantly surprised at the end of the day by the innocuous, respectable businesses taking portions of these buildings because of efficiency. Mr. Willson agreed with the previous comment about jobs, stating these buildings were job creators.

Mr. Willson explained typically there would be office space making up 10 to 15 percent of the front of the building, and behind that some racks with product coming in by semi and going out by straight truck or van. He noted the beauty of the site was the access and visibility, and stated it was a tremendous site from that perspective.

Chair Zucchini asked if there had been any interest or inquiries from the gun range for the location. Mr. Willson stated there had not. He noted he always thinks of compatibility and does not believe a gun range would be compatible with this building. He stated there was one (1) instance of a user who wanted to do a fully enclosed gun range in another location, but the company did not feel it was a fit for their operations. He added there was a limit to what he likes to do with his buildings, as he likes to keep them professional and clean. Continuing, Mr. Willson stated this was a long-term ownership situation, and they would not be filling the building to sell it. He explained his company is investment rated at all three (3) agencies, on the New York Stock Exchange, are a \$7 billion business, and do business with companies they want to do business with that are also upstanding companies.

Chair Zucchini asked if the applicant had further presentation for this application.

Mr. Mele stated everything presented on the first item should be included on the second item and noted that his client was comfortable with the restriction discussed earlier regarding restricting turns onto Banks Road. Mr. Mele added that he was sure they could accommodate a buffer that would be good for the neighbors to the north and the project, too.

### **Staff Presentation**

Andrew Pinney, Senior Planner, gave a presentation on the plat note amendment on behalf of staff. He reiterated that all discussion from the first item should be included for the second item as well, and that the staff presentation is attached to the minutes. He opened with an explanation of the subject property, including a location map, zoning, CRA boundary, and the Sherman Plat.

Mr. Pinney read the original plat note from 1990, as follows:

#### *Plat Restriction*

*This plat is restricted to industrial use only. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.*

Mr. Pinney noted a plat note amendment was filed in 1996, as follows:

*County and Developer hereby agree that the notation shown on the face of the Sherman Plat for the purpose of clarifying and limiting the use of the Sherman Plat property which states:*

*This plat is restricted to 71,705 square feet of automobile dealership use.*

Mr. Pinney explained the note was later amended to include the Fire Station. He reviewed the requested plat note amendment and showed the proposed plats of Parcel A and Parcel B on the property. Mr. Pinney reviewed the process, including City and County review. He discussed the DRC comments and stated the DEES and DSD comments were satisfied. The full report is attached to the minutes. He stated staff was recommending approval of the application, subject to conditions of the DRC.

### **Board Discussion**

Chair Zucchini stated as discussed previously, the proposed use was an approved use, conforming to the zoning. He explained the options available the Board, including approval, approval with conditions, and denial with reasons to do so. He asserted those reasons had to be something that did not constitute taking of property rights.

Ms. Van Der Meulen suggested moving forward with a recommendation of approval with conditions.

The Board briefly discussed the left turn restriction suggested during earlier public comment. City Attorney Johnston clarified the condition agreed to was that the applicant would put up signage and let the occupants know that there is no left turn from north of 24<sup>th</sup>, but she was not sure they could prohibit it. She noted that would be outside their authority, but they could do everything within their power to restrict traffic.

Mr. Mele confirmed City Attorney Johnston's assertion and stated the applicant could put signs on their property to inform turns onto Banks Road be to the south, not north. He stated they would take the additional step of petitioning Broward County to request signage at the corner of 24<sup>th</sup> and Banks.

Chair Zucchini opened a public hearing on the item.

Warren Wyrick, 5135 NW 27<sup>th</sup> Court, discussed the logistics of taking a left on 24<sup>th</sup>, a few steps from the school. He stated they should be prohibited to take a left north of Copans Road.

Chair Zucchini asked if Copans Road was a County road. Mr. Pinney stated Copans Road is County and Banks Road is City.

Mr. Mele added that Banks Road was also on the Broward County Trafficways map, so they determine signage and signals. He stated he did not think they would restrict a left that early as long as the turning radius was present, which it is.

Mr. Pinney asked that in petition to the County, depending on the requested location of the signage, they may also request a left turn extension into the median. He discussed authority over the road briefly.

City Attorney Johnston stated the conversation was outside the scope of the Board, but she thought the direction was clear and what the applicant had proffered was clear. She noted they were trying to minimize tractor trailers on that road, and the applicant would work with the County in terms of signage.

Gene Short, 5124 NW 27<sup>th</sup> Court, stated when the conversation turned to directing traffic, they stopped talking about the 24/7 operations. He asserted the County would not approve the signage being discussed and the landscaping would not be put in. He asked that the conditions be sent to the Commissioners.

Commissioner Zucchini stated he understood queueing at the school was an issue, as was noise at night, and he also understood that the owner has property rise. He asserted they would come to a compromise.

Mr. Short stated the neighbors had already been told it would be an Amazon, and the Board should look into it.

Commissioner Zucchini asked Mr. Mele to respond to the assertion. Mr. Mele reiterated that there were not any tenants yet, and there was not interest yet, but as Mr. Willson had pointed out, every building he had built recently had all of the leases signed by the completion of construction.

Commissioner Zucchini asked if other tenants operate 24/7. Mr. Mele responded that they may have some, but not many. He discussed examples of deliveries to stores early in the morning. He stated if they get the trucks going in the correct direction, they should be okay, as they are in a business district.

Chair Zucchini closed the public hearing and reiterated the options before the Board.

Ms. DeAngelis discussed options available for turning left out of the property. She stated most of the traffic would come from the Turnpike.

Chair Zucchini asked the Board if they wanted to take a position on landscaping. He stated the applicant had said the businesses would want to be recognized, but the Board had not asked him about monument signage or signage at the top of the building that could be made visible.

Ms. DeAngelis stated there were indications on the plan for two (2) monument signs at 24<sup>th</sup> and Banks, as well as on Copans. She noted most of the traffic would be on the warehouse, so that is where the majority of noise would be. She stated there was a building buffering sound from that direction and reiterated that she lives across from the turnpike wall and does not hear that constant traffic.

Chair Zucchini asked Mr. Pinney if he had a suggestion in terms of buffering.

Mr. Pinney confirmed the residential properties were the concern of the Board and stated they could request buffering at the north property line.

Ms. DeAngelis asked if the neighborhood above the canal was the neighborhood being discussed. Mr. Pinney confirmed there was 24<sup>th</sup> Street, a canal, the auto storage lot, and then the subject property. He stated if they wanted to further enhance the distance and other buildings, they could.

Discussion continued as to what type of buffering would be appropriate to block sound but not visibility, as well as what buffering was existing. Mr. Mele suggested leaving staff and the applicant to design a buffer as appropriate.

City Attorney Johnston stated the concern was sound as well as the negative visual effects from loading and unloading. She noted landscape architects would have ideas as to what was appropriate, and staff also had direction.

Chair Zucchini agreed that letting staff and the engineers get together to work it out made sense.

Gene Short, 5124 NW 27<sup>th</sup> Court, clarified that the trees on the other side of the canal had been destroyed by the hurricane, so the buffer was no longer there.

Ms. DeAngelis asked how a barrier could be put up at the northwest entrance without defeating the purpose of an entrance.

Mr. Mele stated they would not put the barrier across the driveway but would put it along the property line next to the entrance.

Chair Zucchini stated the Board had been conflicted on the issue, but he thought they had come to a compromise. He asked for a motion.

City Attorney Johnston read the following conditions:

- With the objective of limiting truck traffic going north on Banks Road from 24<sup>th</sup> Street, the applicant would agree to placing signage on the property and petitioning the County for signage on the center island of Banks Road, as well as to work with the City regarding additional signage subject to traffic circulation and studies during site plan approval.

- Adding a buffer on the north end of the property that would reduce sound and add a visual buffer for neighboring properties, also working with staff during site plan approval.

Ms. Van Der Meulen made the following motion, seconded by Ms. DeAngelis:

**MOTION:** TO RECOMMEND APPROVAL OF THE PLAT NOTE AMENDMENT WITH RESTRICTIONS AS READ INTO THE RECORD BY ATTORNEY JOHNSTON.

**ROLL CALL:** Mr. Zucchini – Yes, Ms. DeAngelis – Yes; Ms. Van Der Meulen – Yes. The motion passed with a 3-0 vote.

### **GENERAL DISCUSSION**

Chair Zucchini thanked the public for their engagement and involvement.

There being no further business to discuss, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

---

Richard Zucchini, Chair, Board of Adjustment

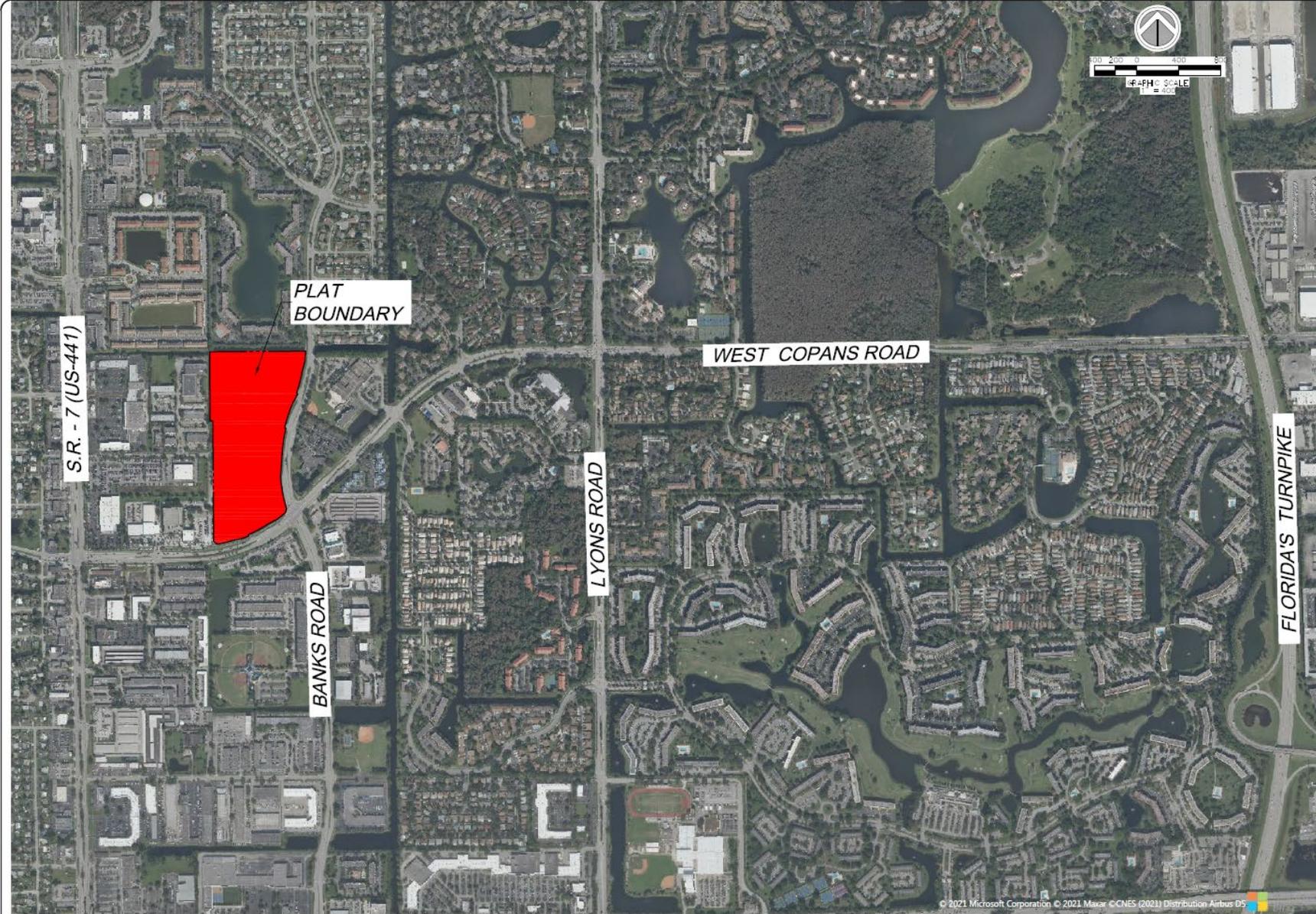
APPLICANTS PRESENTATION TO THE  
PLANNING AND ZONING BOARD  
MEETING ON SEPTEMBER 7, 2021

# FIRSTGATE COMMERCE CENTER

Re-subdivision Survey / Plat Note Amendment

CITY OF MARGATE, FL





4777 N.W. 14th Road, Suite 402  
 www.sun-tech.com  
 407.241.7000  
 407.241.7001  
 407.241.7002



REVISIONS	
NO.	DATE

FIRSTGATE COMMERCE CENTER  
 CITY OF MARGATE  
 FLORIDA  
 LOCATION MAP

DATE: 10/15/2020  
 SCALE: 1"=400'  
 DESIGNED BY: M.G.  
 DRAWN BY: M.A.S.  
 JOB #: 19-3870



Date: August 31, 2021  
 This has been digitally signed  
 and sealed by  
 CLIFFORD R. LOUFAL, P.E.  
 on the date indicated in the seal.  
 The contents of this document are  
 not considered signed or sealed until  
 the signature is verified on any  
 electronic copy.

SHEET No.  
 LOC

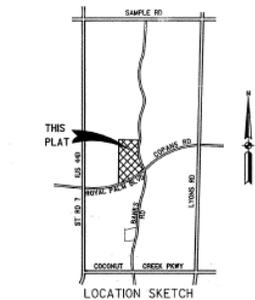
# Aerial Location Map

# "SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93, "PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
NOVEMBER 1986



### DESCRIPTION

A PORTION OF TRACT 5, BLOCK 93, OF THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 98, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA THENCE SOUTH 00°28'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5, AND THE POINT OF BEGINNING THENCE NORTH 89°37'18" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 93.09 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 89°37'00" WEST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1296, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1266.4 FEET, A CENTRAL ANGLE OF 27°09'03", AN ARC DISTANCE OF 506.69 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 22°01'14" WEST, A DISTANCE OF 3.26 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1885.63 FEET, A CENTRAL ANGLE OF 06°49'39", AN ARC DISTANCE OF 173.03 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 89°06'00" WEST THENCE ALONG SAID NON-RADIAL LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TRACT 5, SOUTH 89°36'16" WEST, A DISTANCE OF 740.8 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE ALONG SAID LINE NORTH 00°23'04" WEST, A DISTANCE OF 66.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF TRACTS 8 AND 17, BLOCK 93, OF SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF A VACATED 30.000 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 1406, PAGE 556, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 98, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA THENCE SOUTH 00°50'00" EAST, A DISTANCE OF 73.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 89°36'16" EAST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH 89°36'16" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 78.26 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 77°00'00" EAST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1296, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA THENCE WESTERLY AND SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1885.63 FEET, A CENTRAL ANGLE OF 15°24'07", AN ARC DISTANCE OF 399.36 FEET; THENCE SOUTH 09°14'47" WEST, A DISTANCE OF 104.79 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, AND WHOSE RADIUS POINT BEARS NORTH 06°27'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1816.3 FEET, A CENTRAL ANGLE OF 02°50'58" AN ARC DISTANCE OF 338.81 FEET; THENCE SOUTH 02°00'55" WEST, A DISTANCE OF 40.61 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AND WHOSE RADIUS POINT BEARS NORTH 49°03'20" WEST, FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 8539 PAGE 802 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1872.00 FEET, A CENTRAL ANGLE OF 32°31'33" AN ARC DISTANCE OF 781.26 FEET; THENCE NORTH 00°23'00" WEST, 25 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 8 AND 17, A DISTANCE OF 194.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, ALL OF THE ABOVE CONTAINING 29.481 ACRES, MORE OR LESS.

### DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT IRVING J. SHERMAN } THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SHERMAN PLAT", A REPLAT, EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16<sup>TH</sup> DAY OF JANUARY, A.D. 1987.

Witness: *Jana Bogard* BY IRVING J. SHERMAN  
*David Sherman*  
*Loraine Sherman* WITNESS

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED IRVING J. SHERMAN } TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS OWNER, AND THAT SAID INSTRUMENT IS THE FREELY ACTED AND DEED OF SAID OWNER. WITNESS MY HAND AND SEAL THIS 16<sup>TH</sup> DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: 8-9-87  
*Marie L. Barco*  
NOTARY PUBLIC, STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 218H-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 171.07(6) OF SAID CHAPTER 171.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED MARCH 3, 1980

KEITH AND SCHNARS, P.A.  
*Thomas Gene Lunsford*  
BY: THOMAS GENE LUNSFORD  
PROFESSIONAL LAND SURVEYOR #4466  
STATE OF FLORIDA  
(FOR THE FIRM)

### MARGATE CITY CLERK'S CERTIFICATE

STATE OF FLORIDA } COUNTY OF BROWARD } THIS IS TO CERTIFY THAT THIS PLAT OF "SHERMAN PLAT" A REPLAT, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 14<sup>TH</sup> DAY OF OCTOBER, A.D. 1987. 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 18<sup>TH</sup> DAY OF SEPT. A.D. 1987.

### MARGATE CITY ENGINEER

THIS PLAT OF "SHERMAN PLAT", A REPLAT, IS APPROVED FOR RECORDING.  
DATE 9-6-88  
BY: *Emilio C. Esteban*  
CITY ENGINEER  
EMILIO C. ESTEBAN  
F.L.A. P.E., REG. #3945

### MARGATE CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT THIS 6<sup>TH</sup> DAY OF OCTOBER, A.D. 1987.

BY: *Robert W. Wick*  
VICE-CHAIRMAN

### BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *David J. Howell* 6-19-90  
DIRECTOR DATE

### BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Henry P. Cook* 6-19-90  
HENRY P. COOK - DIRECTOR DATE  
FLORIDA P.E., REG. NO. 12506  
DIRECTOR OF ENGINEERING

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 31<sup>ST</sup> DAY OF August, 1989.

BY: *Jim Coan* 10/19/89  
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 19<sup>TH</sup> DAY OF June, A.D. 1990.

BY: *Robert J. Ross*  
ADMINISTRATOR OR DESIGNEE

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 171, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 27<sup>TH</sup> DAY OF September, A.D. 1989.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR  
BY: *Walter* DEPUTY  
CHAIRPERSON - COUNTY COMMISSION

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 29<sup>TH</sup> DAY OF June, A.D. 1990, AND RECORDED IN PLAT BOOK 144, PAGE 26, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR  
BY: *Kathy Malgoune* DEPUTY

SEALS	CITY ENGINEER	NOTARY DEDICATION	MARGATE	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
							PRELIMINARY CHECK	ATOMIC 11-28-86
							ENGR. DEPT.	3-3-87
							FILED ENTRY SURVEY	WH ARKELL 3-3-87
							CALCULATIONS	LAZOWSKI 11-86
							PLANNING DEPT.	LAURIA 3-30
							PRINT SET	WHITE 1-14-89
							FINAL CHECK	LUNSFORD 3-13-90
							02AM20, 63/SHERMAN/DGN	1990

# Plat Sheet 1

O.R.B. 17546 79 267

# "SHERMAN PLAT"

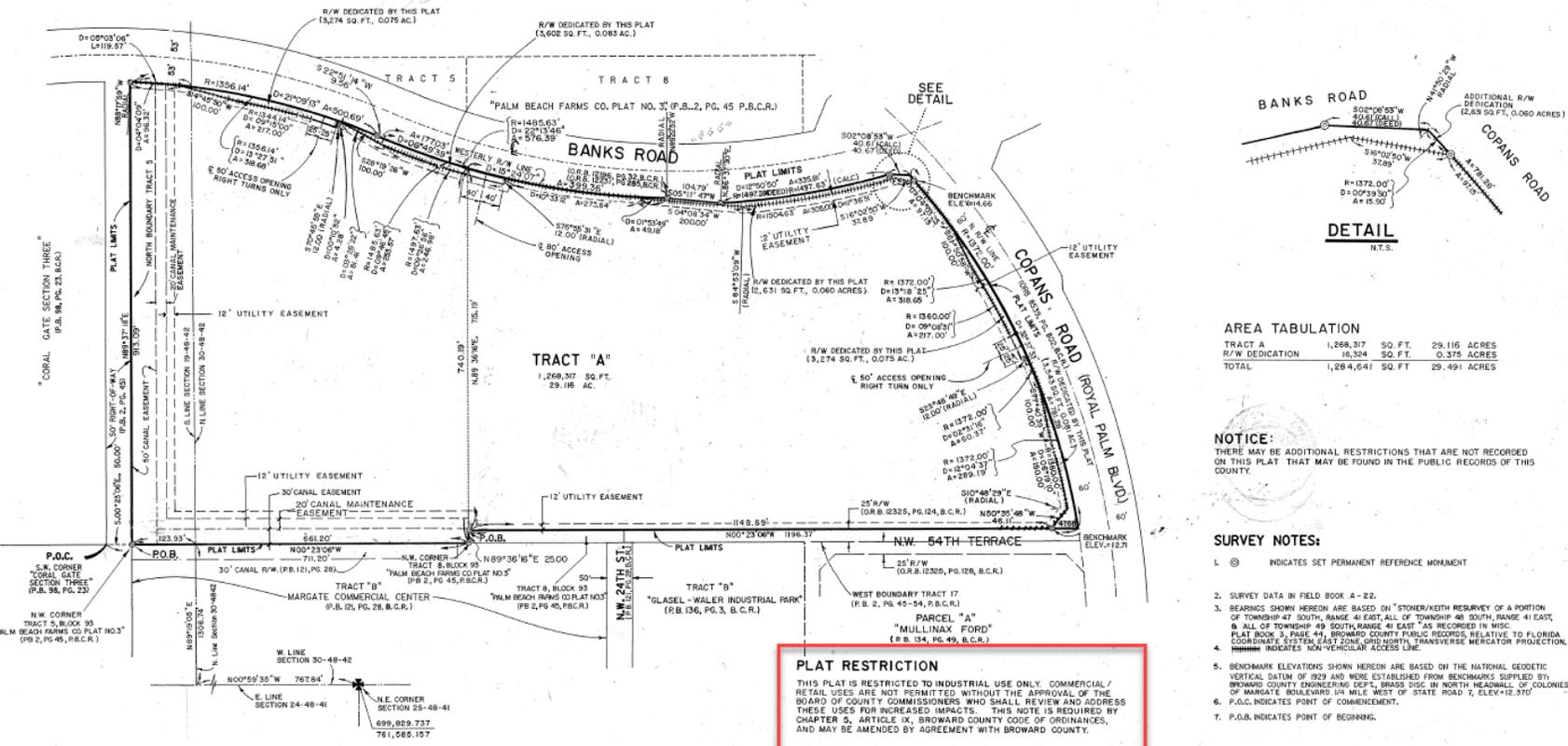
A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93,  
"PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS  
OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-8686  
NOVEMBER, 1986



**LEGEND**

A	ARC LENGTH	R.B.C.R.	PALM BEACH COUNTY RECORDS
B.C.R.	BROWARD COUNTY RECORDS	P.B.	PLAT BOOK
(CALC.)	CALCULATED	P.O.B.	POINT OF BEGINNING
D	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT
ELEV.	ELEVATION	R	RADIUS
N.T.S.	NOT TO SCALE	R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK		



**AREA TABULATION**

TRACT A	1,268,317	SQ. FT.	29.116	ACRES
R/W DEDICATION	16,324	SQ. FT.	0.375	ACRES
<b>TOTAL</b>	<b>1,284,641</b>	<b>SQ. FT.</b>	<b>29.491</b>	<b>ACRES</b>

**NOTICE:**  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- SURVEY NOTES:**
- ① INDICATES SET PERMANENT REFERENCE MONUMENT
  - SURVEY DATA IN FIELD BOOK A-22.
  - BEARINGS SHOWN HEREON ARE BASED ON STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST AS RECORDED IN MISC. PLAT BOOK 3, PAGE 44, BROWARD COUNTY PUBLIC RECORDS, RELATIVE TO FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION.
  - INDICATES NON-VEHICULAR ACCESS LINE.
  - BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERS DEPT., BRASS DISC IN NORTH HEADWALL OF COLONIES OF MARSHALL ROADWARD IN ONE MILE WEST OF STATE ROAD Y, ELEV.=12.570
  - P.O.C. INDICATES POINT OF COMMENCEMENT.
  - P.O.B. INDICATES POINT OF BEGINNING.

# Plat Sheet 2

# FR 5355 NORTHWEST 24 STREET

A SUBDIVISION RESURVEY OF A PORTION OF TRACT "A", "SHERMAN PLAT", RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA (NOVEMBER, 2020)

MISCELLANEOUS MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 1

## LEGAL DESCRIPTION

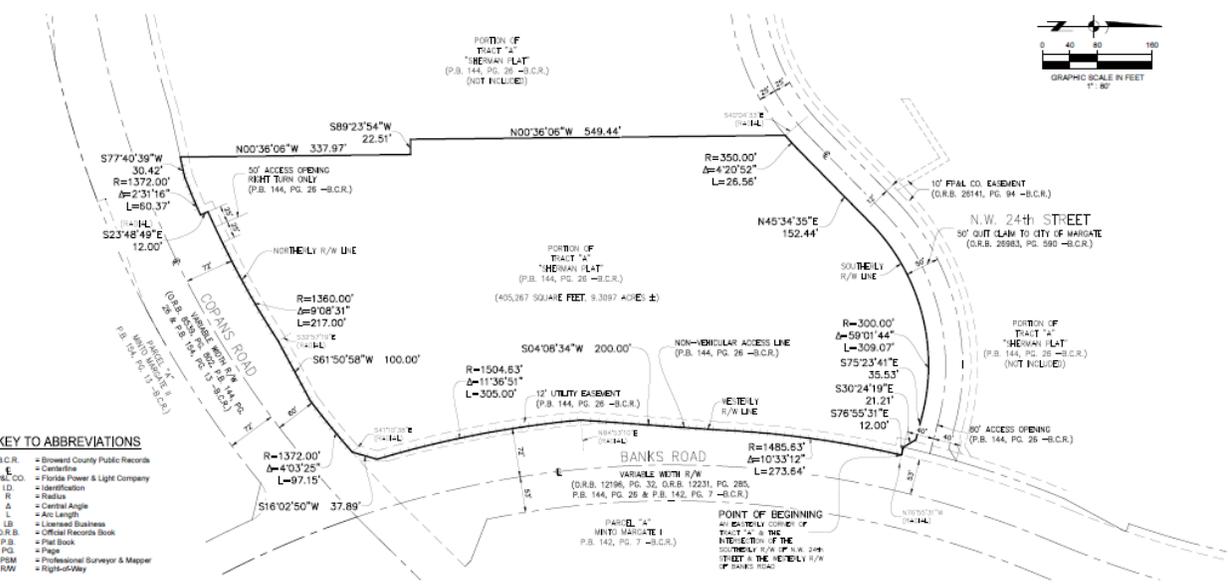
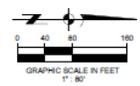
A portion Tract "A", "SHERMAN PLAT", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGIN** at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 206983, page 500, of the Public Records of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, said point being on the arc of a non-tangent curve with a radial line through said point bearing North 79°30'51" West; thence southerly along said westerly Right-of-Way line the following four (4) courses and distances, thence southerly along the arc of said curve being concave to the southeast, having a radius of 1465.00 feet, a central angle of 10°52'27", an arc distance of 273.54 feet; thence South 4°08'54" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°52'10" East); thence southerly along the arc of said curve being concave to the northwest, having a radius of 1054.85 feet, a central angle of 17°36'51", an arc distance of 225.00 feet; thence South 10°12'50" West, 57.85 feet to a point on the northerly Right-of-Way line of Copans Road, as shown on said Plat, said point being on the arc of a non-tangent curve with a radial line through said point bearing South 41°17'39" East; thence westerly along said Northerly Right-of-Way line the following six (6) courses and distances, thence southerly along the arc of said curve being concave to the northwest, having a radius of 1322.00 feet, a central angle of 4°02'25", an arc distance of 87.15 feet; thence South 91°50'56" West, 100.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 32°57'10" East); thence southerly along the arc of said curve being concave to the northwest, having a radius of 1360.00 feet, a central angle of 0°08'31", an arc distance of 217.00 feet; thence radial to the next curve, South 23°46'40" East, 12.00 feet to a point on the arc of a non-tangent curve; thence westerly along the arc of said curve being concave to the northwest, having a radius of 1322.00 feet, a central angle of 2°31'17", an arc distance of 60.37 feet; thence South 17°42'30" West, 30.42 feet; thence North 00°30'00" West, 321.87 feet; thence South 89°23'54" West, 22.51 feet; thence North 00°30'00" West, 549.44 feet to a point on the abovementioned southerly Right-of-Way line of S.W. 24th Street, said point being on the arc of a non-tangent curve with a radial line through said point bearing South 40°29'50" East; thence along said southerly Right-of-Way line the following six (6) courses and distances, thence northerly along the arc of said curve being concave to the northwest, having a radius of 950.00 feet, a central angle of 4°20'25", an arc distance of 26.56 feet; thence tangent to said curve, North 46°48'50" East, 152.44 feet to a point on the arc of a tangent curve; thence northerly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 50°01'44", an arc distance of 300.07 feet; thence tangent to said curve, South 79°24'41" East, 35.53 feet; thence South 50°24'19" East, 21.21 feet; thence South 78°52'41" East, 12.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 405,267 square feet, 9.3087 acres, more or less.



LOCATION MAP (NOT TO SCALE)  
THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST



### KEY TO ABBREVIATIONS

B.C.R.	= Broward County Public Records
C.	= Centerline
F.P.L.C.O.	= Florida Power & Light Company
I.D.	= Identification
R	= Radius
A	= Central Angle
L	= Arc Length
L.B.	= Lateral Baseline
O.R.B.	= Official Records Book
P.B.	= Plat Book
P.C.	= Page
PSM	= Professional Surveyor & Mapper
R/W	= Right-of-Way

## NOTES

- Measurements shown hereon are expressed in feet and decimal parts thereof.
- This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- The undersigned has not done a search of the public records for this site. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the resurveying surveyor and are not shown hereon.
- The bearings shown hereon are based on the record Plat and are relative to a southerly line of Tract "A", (Northerly Right-of-Way line of Copans Road), bearing South 81°50'56" West.

PREPARED BY:

**STE Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors

4677 N.W. 4th Road, Suite 102  
Boca Raton, FL 33381  
www.suntecheng.com  
Certificate of Auth. #708718 7019  
Phone (561) 777-8123  
Fax (561) 777-8114

## DEDICATION

STATE OF FLORIDA } ss  
COUNTY OF BROWARD } ss  
KNOW ALL MEN BY THESE PRESENTS: THAT FR 5355 NORTHWEST 24 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE RESUBDIVIDED AS SHOWN HEREON, TO BE KNOWN AS FR 5355 NORTHWEST 24 STREET.  
IN WITNESS WHEREOF, FR 5355 NORTHWEST 24 STREET, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ WE HERETO SET OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

WITNESS \_\_\_\_\_ FR 5355 NORTHWEST 24 STREET, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
PRINT NAME \_\_\_\_\_  
WITNESS \_\_\_\_\_ BY: CHRIS WILLSON AS \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_ } ss  
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_ AS \_\_\_\_\_ OF FR 5355 NORTHWEST 24 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

NOTARY PUBLIC - STATE OF \_\_\_\_\_ SEAL  
PRINTED NAME OF ACKNOWLEDGER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

## CLERK OF COURT CERTIFICATION

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF BROWARD, STATE OF FLORIDA, IN MISCELLANEOUS MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

CLERK OF THE CIRCUIT COURT  
BROWARD COUNTY, FLORIDA

## CITY OF MARGATE

**CITY OF MARGATE PLANNING AND ZONING BOARD**  
THIS IS TO CERTIFY THAT THE CITY AND PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, HAS APPROVED AND ACCEPTED THIS SUBDIVISION RESURVEY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_  
RICHARD ZUCCHINI, CHAIRMAN

## CITY COMMISSION

STATE OF FLORIDA  
COUNTY OF BROWARD  
THIS IS TO CERTIFY THAT THIS SUBDIVISION RESURVEY HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AND BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY SAID COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

IN WITNESS WHEREOF, THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED HERETO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_ CITY CLERK - JOSEPH J. KAVANAGH  
BY: \_\_\_\_\_ MAYOR - ARLENE R. SCHWARTZ

## CITY ENGINEER

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_ CITY ENGINEER - CURT A. KEYSER, P.E.

CITY ENGINEER CURT A. KEYSER, P.E. SEAL	CITY OF MARGATE SEAL	SURVEYOR DONALD L. COOPER, PSM SEAL
---	-------------------------	---

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION RESURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF S-17, FLORIDA ADMINISTRATIVE CODE.

DONALD L. COOPER, P.S.M. DATE \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 6269  
SUN-TECH ENGINEERING, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB 7019

Re-Subdivision Survey

## **SHERMAN PLAT NOTE HISTORY**

### **ORIGINAL PLAT NOTE APPROVED JUNE 29, 1990:**

**This Plat Is Restricted To Industrial Use Only. Commercial/Retail Uses Are Not Permitted Without The Approval Of The Board Of County Commissioners Who Shall Review And Address These Uses For Increased Impacts**

### **PLAT NOTE AMENDED ON MAY 7, 1996 TO:**

**71,705 Square Feet Of Automobile Dealership.**

### **PLAT NOTE AMENDED ON DECEMBER 17 1996 TO:**

**71,705 Square Feet Of Automobile Dealership Use And A Fire Station**

### **PROPOSED PLAT NOTE AMENDMENT:**

**71,705 Square Feet Of Automobile Dealership Use And A Fire Station On Parcel A And 135,000 Square Feet Of Industrial Development On Parcel B**

# Plat Note Amendment History



REVISIONS  
 NO. DATE BY  
 1. 10/15/2020 M.S.

REVISIONS  
 NO. DATE BY  
 1. 10/15/2020 M.S.



**Sun-Tech**  
 Engineering Inc.  
PROFESSIONAL ENGINEERING FIRM

4677 West 141<sup>st</sup> Street, Suite 301  
 Sunrise, FL 33325  
 www.suntecheng.com  
 Certificate of Authority #0007232-7010  
 Exp. 08/31/2021  
 P.E. #05417723114

REVISIONS	
NO.	DATE

**FIRSTGATE COMMERCE CENTER**

CITY OF MIAMI

**PARCEL "A" & PARCEL "B"**

FLORIDA

DATE:	10/15/2020
SCALE:	1"=430'
DESIGNED BY:	M.S.
DRAWN BY:	M.A.S.
JOB #:	18-3870

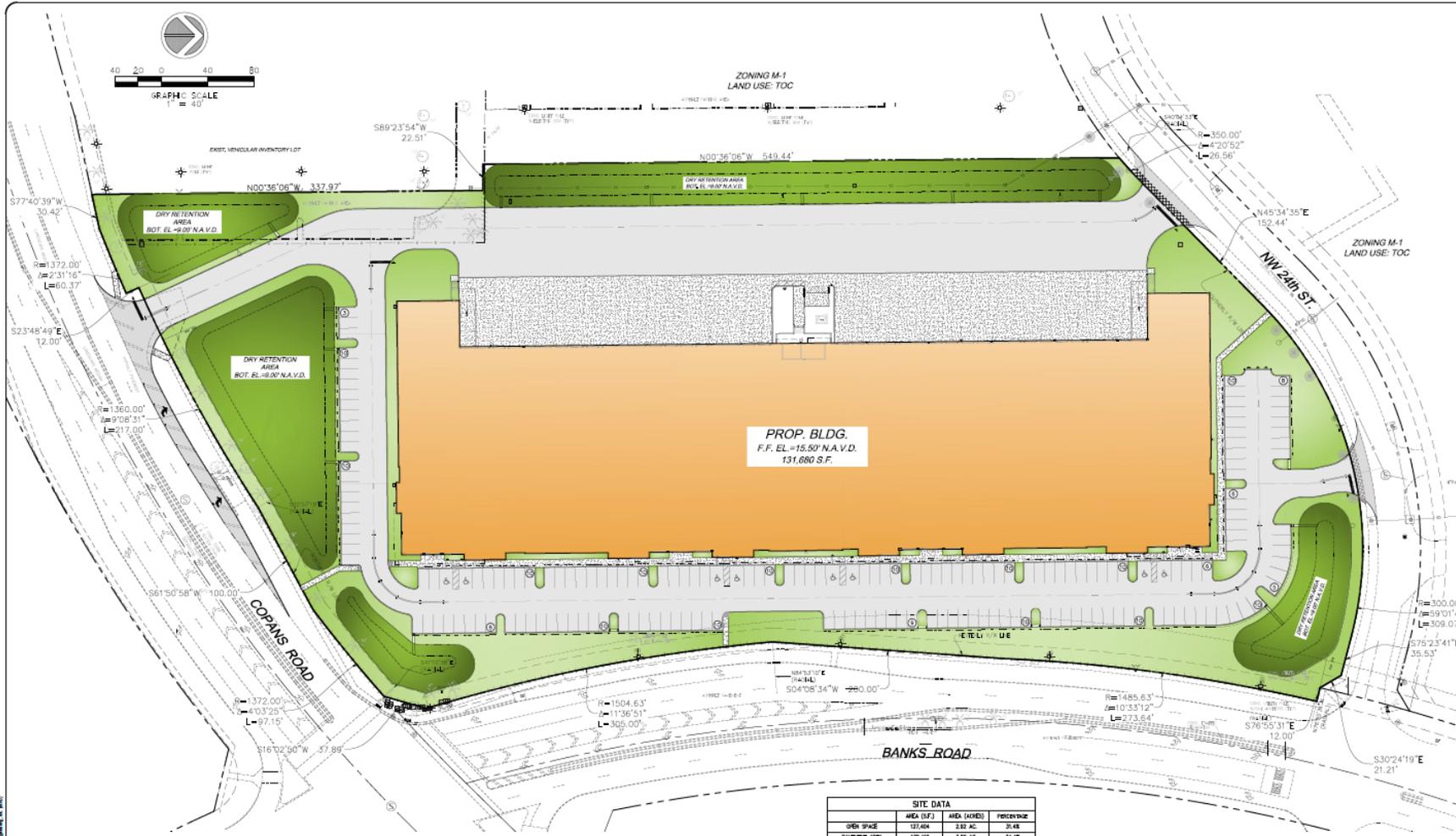


CLIFFORD L. LOUDER, P.E.  
 No. 54890  
 STATE OF FLORIDA  
 August 31, 2021

This seal has been digitally signed and is electronically verified by the State of Florida. If the document has been modified after the seal was created, the seal will be invalid and the signature must be re-created on any electronic copies.

SHEET NO.  
A-B

Aerial map showing Parcel A & Parcel B



**SITE DATA**

	AREA (SQ.F)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	127,404	2.82 AC.	31.4%
PAVED/DRY AREA	136,419	3.10 AC.	34.4%
CONCRETE WORK	6,763	0.16 AC.	1.7%
PAVING PEGS	13,880	0.32 AC.	32.8%
TOTAL AREA	405,207	9.30 AC.	100.0%

**PERVIOUS CALCULATIONS**

	AREA (SQ.F)	AREA (ACRES)	PERCENTAGE
PERVIOUS	127,404	2.82 AC.	31.4%
IMPERVIOUS	277,802	6.38 AC.	68.6%

**PARKING TABULATION**

CARING SPACES	
TOTAL PARKING SPACES PROVIDED	177
TOTAL MINIMUM SPACES PROVIDED	8
TOTAL PARKING PROVIDED	169
LAND USE	TOC
ZONING	M-1

NOTES:  
 1. WATER AND SEWER PROVIDED BY CITY OF MIAMI.  
 2. WATER AND SEWER DEMAND: 13,680 GPD, X 0.1 GPD/CFZ=13,680 GPD.

4877 N.W. 141 Street, Suite 502  
 Davie, FL 33315  
 www.sun-tech.com  
 State of Florida #00074327010  
 Professional Seal  
 P.E. #054177314

**STE Sun-Tech Engineering, Inc.**  
 ENGINEERS & PROFESSIONAL SURVEYORS

REVISIONS

NO.	DATE	DESCRIPTION

**FIRSTGATE COMMERCE CENTER**  
 CITY OF MIAMI  
**COLORED SITE PLAN**  
 FLORIDA

DATE: JAN 2020  
 SCALE: 1"=40'  
 DESIGNED BY: M.G.  
 DRAWN BY: M.A.S.  
 JOB #: 18-3070

CLIFFORD R. LOCUST, P.E.  
 No. 5880  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 Date August 30, 2021

This form has been digitally signed and certified by CLIFFORD R. LOCUST, P.E. on the date indicated to the left. Printed copies of this document are not considered signed and certified and the signature must be verified on any electronic copies.

SHEET NO.  
 SP1

# Colored Site Plan

STAFF PRESENTATIONS TO THE PLANNING  
AND ZONING BOARD MEETING ON SEPTEMBER  
7, 2021



CITY OF  
**MARGATE**  
Together We Make It Great

# Subdivision Resurvey

September 7, 2021

Planning and Zoning Board Meeting

**ID 2021-361**

Subdivision Resurvey of the Sherman Plat

**FR5355 Northwest 24<sup>th</sup> Street, LLC**

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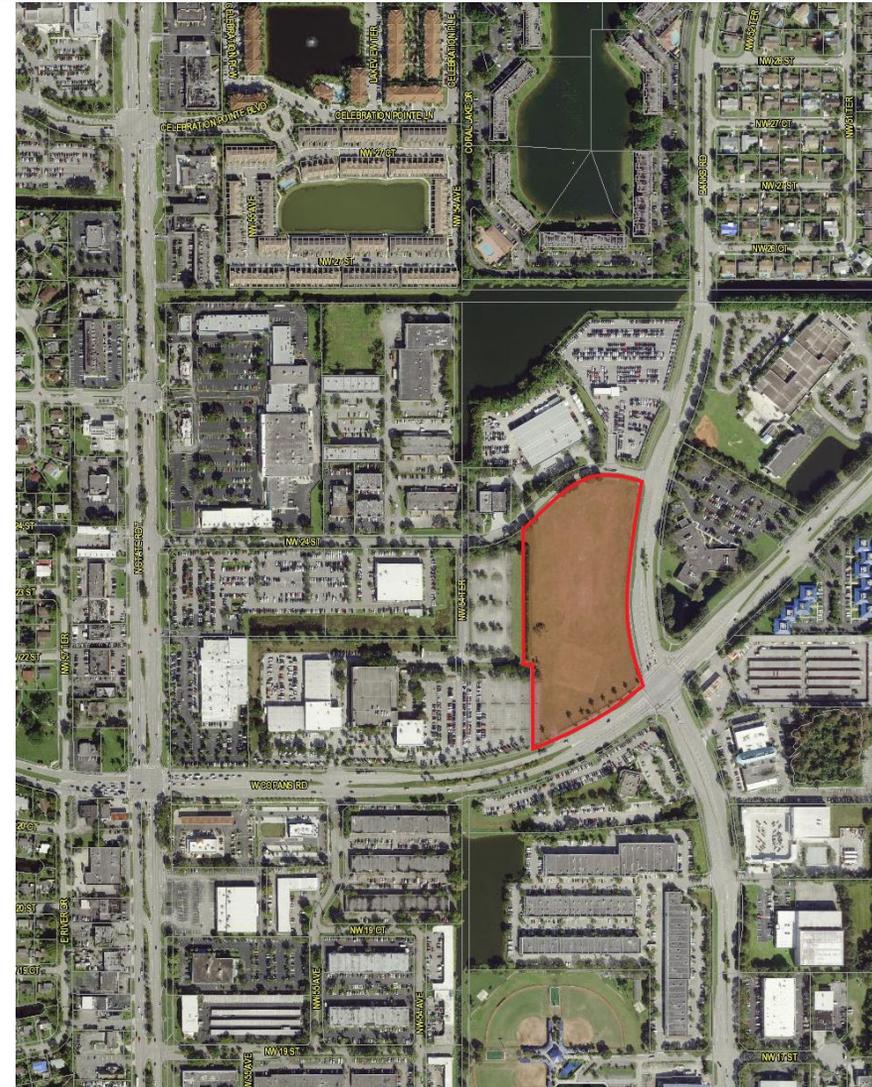
## **AGENDA**

- I. Subject Property
  - II. City Process and Requirements
  - III. Staff Findings
  - IV. Recommendation
-



## LOCATION MAP

➤ Address – 5301 Copans Rd



I. Subject Property



## LOCATION MAP

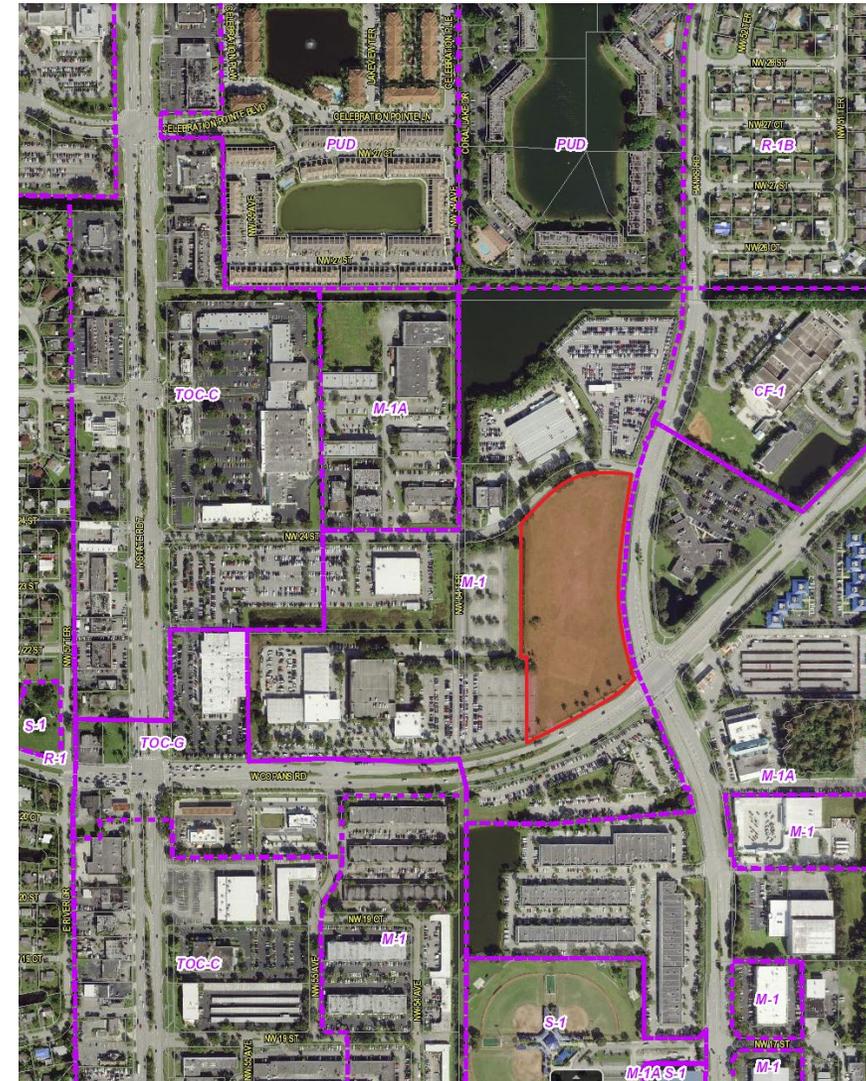
- Land Use – Activity Center





## LOCATION MAP

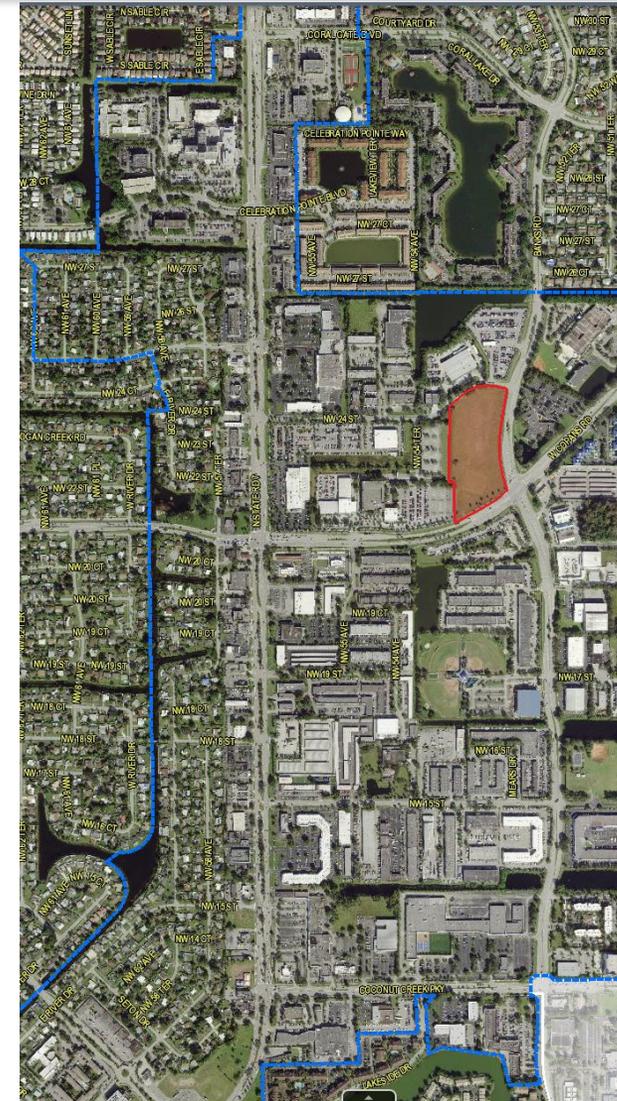
- Zoning – M-1 Light Industrial





## LOCATION MAP

➤ CRA Boundary



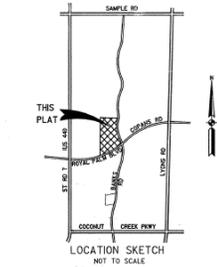
I. Subject Property



# SHERMAN PLAT

➤ Dedicated: 1987

➤ Approved: 1990



**DESCRIPTION**

A PORTION OF TRACT 5, BLOCK 93, OF THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 96, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5, AND THE POINT OF BEGINNING; THENCE NORTH 89°37'00" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 38.00 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 80°17'59" WEST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 026, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1054.5 FEET, A CENTRAL ANGLE OF 27°09'39" AN ARC DISTANCE OF 50.00 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 22°51'14" WEST, A DISTANCE OF 3.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 185.63 FEET, A CENTRAL ANGLE OF 06°49'39" AN ARC DISTANCE OF 17.00 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 89°30'00" WEST; THENCE ALONG SAID NON-RADIAL LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TRACT 5, SOUTH 89°30'00" WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, THENCE ALONG SAID LINE NORTH 00°23'00" WEST, A DISTANCE OF 66.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS 8 AND 17, BLOCK 93, OF SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A VACATED 30.00 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 566, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 96, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8, THENCE NORTH 89°30'00" EAST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°30'00" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 77°46'29" EAST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 026, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE WESTERLY AND SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 185.63 FEET, A CENTRAL ANGLE OF 27°09'39" AN ARC DISTANCE OF 39.36 FEET; THENCE SOUTH 00°14'47" WEST, A DISTANCE OF 10.475 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, AND WHOSE RADIUS POINT BEARS NORTH 90°37'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 185.63 FEET, A CENTRAL ANGLE OF 12°00'00" AN ARC DISTANCE OF 33.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 40.48 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, AND WHOSE RADIUS POINT BEARS NORTH 44°50'29" WEST, FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 839, PAGE 800 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 37°33'37" AN ARC DISTANCE OF 14.26 FEET; THENCE NORTH 00°23'00" WEST, 25 FEET EAST AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 8 AND 17, A DISTANCE OF 88.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, ALL OF THE ABOVE CONTAINING 29.49 ACRES, MORE OR LESS.

## "SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93, "PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
NOVEMBER 1986

**DEDICATION**

STATE OF FLORIDA }  
COUNTY OF BROWARD } IRVING J. SHERMAN  
THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SHERMAN PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FREE EJECTMENT. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF MARCH, A.D. 1987.

*Irving J. Sherman*  
BY: *Irving J. Sherman*  
WITNESSES  
*Thomas Gene Lunsford*  
*Thomas Gene Lunsford*

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF BROWARD } IRVING J. SHERMAN  
I, IRVING J. SHERMAN, DO HEREBY PERSONALLY ACKNOWLEDGE THAT I AM THE OWNER OF THE LANDS DESCRIBED HEREON AND THAT I HAVE CAUSED THESE PRESENTS TO BE EXECUTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 218, F.S. IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS AT MY RESIDENCE AND SEAL THIS 16th DAY OF MARCH, A.D. 1987.

MY COMMISSION EXPIRES: 9-9-87

*Maria C. Garcia*  
NOTARY PUBLIC, STATE OF FLORIDA

**MARGATE CITY CLERK'S CERTIFICATE**

STATE OF FLORIDA }  
COUNTY OF BROWARD }  
THIS IS TO CERTIFY THAT THIS PLAT OF "SHERMAN PLAT" A REPLAT, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 14th DAY OF OCTOBER, A.D. 1987, 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 15th DAY OF OCTOBER, A.D. 1987.

*Shirley J. Laughman*  
CITY CLERK

**MARGATE CITY ENGINEER**

THIS PLAT OF "SHERMAN PLAT" A REPLAT, IS APPROVED FOR RECORDING, THIS 9th DAY OF OCTOBER, 1987.

*Emilio C. Esteban*  
BY: *Emilio C. Esteban*  
E.M.C. ESTEBAN  
P.L.A. P.E. REG. #3945

**MARGATE CITY PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT THIS 6th DAY OF OCTOBER, A.D. 1987.

*Stephen J. Wink*  
BY: *Stephen J. Wink*  
VICE-CHAIRMAN

**SURVEYOR'S CERTIFICATE:**

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 218-H, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") WERE SET IN ACCORDANCE WITH SECTION 170.08 OF SAID CHAPTER 171.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEANIC SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED MARCH 3, 1980

KEITH AND SCHNARS, P.A.  
*Thomas Gene Lunsford*  
BY: *Thomas Gene Lunsford*  
PROFESSIONAL LAND SURVEYOR #4466  
STATE OF FLORIDA  
(FOR THE FIRM)

THIS PLAT HAS BEEN APPROVED  
SEE O.R. BOOK 252.24 PG 168

THIS PLAT HAS BEEN APPROVED  
SEE O.R. BOOK 24133 PG 634

THIS PLAT HAS BEEN APPROVED  
SEE O.R. BOOK 26221 PG 880

**BROWARD COUNTY OFFICE OF PLANNING**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD, BY: *David J. Knott* 6-19-90  
DIRECTOR DATE

**BROWARD COUNTY ENGINEERING DIVISION**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD, BY: *Henry P. Cook* 6-19-90  
HENRY P. COOK - DIRECTOR  
FLORIDA P.E., REG. NO. 12506  
DIRECTOR OF ENGINEERING DATE

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 31st DAY OF AUGUST, A.D. 1989.

BY: *John Caser* 10/19/89  
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 13th DAY OF JUNE, A.D. 1990.

BY: *Edwin St. Rose*  
ADMINISTRATOR OR DEPUTEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION**

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 171, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 12th DAY OF OCTOBER, A.D. 1987.

ATTEST: L.A. HESTER  
COUNTY ADMINISTRATOR  
BY: *Walter*  
DEPUTY  
BY: *Walter*  
CHAIRPERSON - COUNTY COMMISSION

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION**

THIS INSTRUMENT WAS FILED FOR RECORD THIS 29th DAY OF JUNE, A.D. 1990, AND RECORDED IN PLAT BOOK 144, PAGE 26, RECORD VERIFIED.

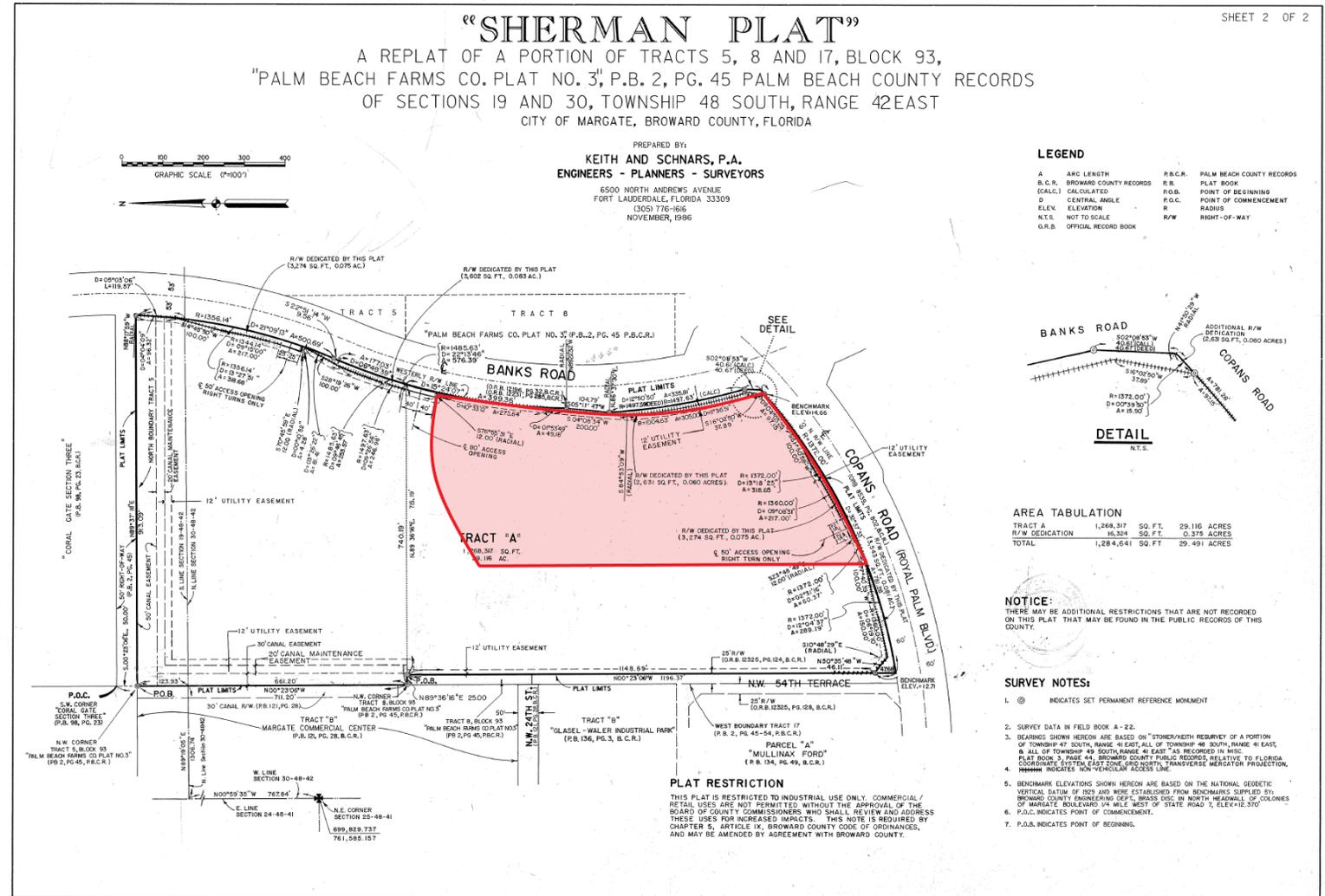
ATTEST: L.A. HESTER  
COUNTY ADMINISTRATOR  
BY: *Hetty Midgiano*  
DEPUTY

CITY ENGINEER	NOTARY DEDICATION	CITY OF MARGATE	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	PRELIMINARY CHECK	CHECKED BY	DATE
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	ENG. DEPT.	LAZOWICK	8-8-86
						FIELD INQUIRY SURVEY	MANARICHELL	3-3-87
						CALCULATIONS	LATOWICK	11-86
						PLANNING DEPT.	LEAVITT	3-87
						PRINTS SET	WHITE	9-14-89
						FINAL CHECK	LUNSFORD	3-15-90
						STANDARD/REMANUDO		900



# SHERMAN PLAT

➤ Requested Subdivision



## CITY PROCESS

### ➤ Section 3.11 Subdivision resurvey required (Margate Zoning Code)

#### Section 3.11. - Subdivision resurvey 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 trafficways 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.

The above requirements shall not apply in cases where part of one single-family lot is added to another in order to increase a building site, provided no parcel remains which has less width or depth or contains less area than the minimum established for the district in which it is located.

(Ord. No. 1500.00, § 3.11, 10-25-1967; Ord. No. 82-36, § 3, 10-6-1982; Ord. No. 1500.235, § 1, 6-15-1983)

## CITY PROCESS

- Section 31-18 Procedure for preparation and filing of plats (Code of the City of Margate)
  - ❑ **Procedure:** Sketch Plat, Over-All-Plan, Preliminary Plats, and Final Plats
  - ❑ **Required features:** (Subdivision name, north arrow, scale, date, name of registered engineer or surveyor, all existing watercourses, all existing streets and alleys on or adjacent, all existing property lines, easements, and R-O-W, location and width of all proposed streets, alleys, R-O-W, proposed lots, public areas, location sketch, relationships to section corners, street names, Lot and Block Numbers or designations, Horizontal control points, Block corner radii, Lot dimensions, arc length, angles or bearings, centerline dimensions, dedication by owner, acknowledgement of dedication by notary, surveyor's certificate, City Commission approval, Planning Board approval, Section, Township, and Range, Legal Description, Mortgagee approval(s), Certificate of Clerk of the Circuit Court)

## CITY PROCESS

➤ Procedure

Application → DRC → P&Z Board → City Commission → Mylar Signatures → Recordation

## CITY PROCESS

- Section 31-18 Procedure for preparation and filing of plats (Code of the City of Margate)
  - ❑ **PZB Role in Review:**
    - check lot sizes to assure conformity with minimum standards set forth by the zoning requirements
    - coordinate the recommendations of agencies

## CITY PROCESS

- Section 31-35 Determinations required prior to approval of a development permit (Code of the City of Margate)
  - Development Services
    - Consistency with Comprehensive Plan
    - Conformity with the Margate Zoning Code
  
  - Environmental and Engineering Services
    - Availability of Potable Water
    - Availability of Wastewater Treatment
    - Traffic Impacts
    - Surface Water Management
    - Streets, Sidewalks, Public Places
    - Water Distribution

## CITY PROCESS

- Section 31-35 Determinations required prior to approval of a development permit (Code of the City of Margate)
  - Fire Department
    - Hydrant locations
    - Adequate turning radii
    - NFPA Codes
    - State statutes pertaining to trafficways
    - FD able to protect life and property
  
  - Building Official
    - Site Plans: conformity with Building Code in force and effect
    - Site Plans: finish floor elevations at or above minimum

## CITY PROCESS

- Section 31-35 Determinations required prior to approval of a development permit (Code of the City of Margate)
  - Public Works
    - Potential impacts to existing roadways and sidewalks
    - Potential impacts to storm water utilities, including canals
  
  - Police Department
    - Considers possible public safety issues
  
  - Margate CRA
    - Consistency with CRA Plan



## STAFF FINDINGS

➤ Section 31-19 Design standards for subdivisions (Code of the City of Margate)

- Street Dimensions
  - N/A
- Blocks
  - Max – 1320ft
  - Min – 500ft
  - Proposed – ~887ft
- Lots
  - Min – M-1 has no minimum size
  - Proposed – 405,267 square feet
- Canal and Water Areas
  - N/A
- Parks and Rec Areas
  - N/A



## DRC COMMENTS

➤ DRC Comments

- Building
  - No comment
- Fire
  - No comment
- Police
  - No comment
- Public Works
  - No comment



## DRC COMMENTS

➤ DRC Comments

DEES

- Potable water service is available
- Wastewater treatment and disposal is available
- (Traffic was reviewed with the plat note application, no issues)
- Broward Surface Water Management issued Environmental Resource Permit No. 06-00442-S-15 on 12/4/2020
- Streets, sidewalks, and public places deemed to meet the minimum standards set forth in Chapters 31 and 35
- Water and wastewater distribution systems meet or exceed standards of Chapter 39, AWWA Standards, and Broward County Environmental Protection and Growth Management Division
- **Correct the City Engineer Name**
  - Pending



## DRC COMMENTS

➤ DRC Comments

DSD

- Add required signatures and features
  - Pending
- Application consistent with Policies 1.8 and 5.2



## RECOMMENDATION

- APPROVE subject to the conditions of the DRC



CITY OF  
**MARGATE**  
Together We Make It Great

# Plat Note Amendment

September 7, 2021

Planning and Zoning Board Meeting

**ID 2021-359**

Plat Note Amendment for the Sherman Plat

**FR5355 Northwest 24<sup>th</sup> Street, LLC**

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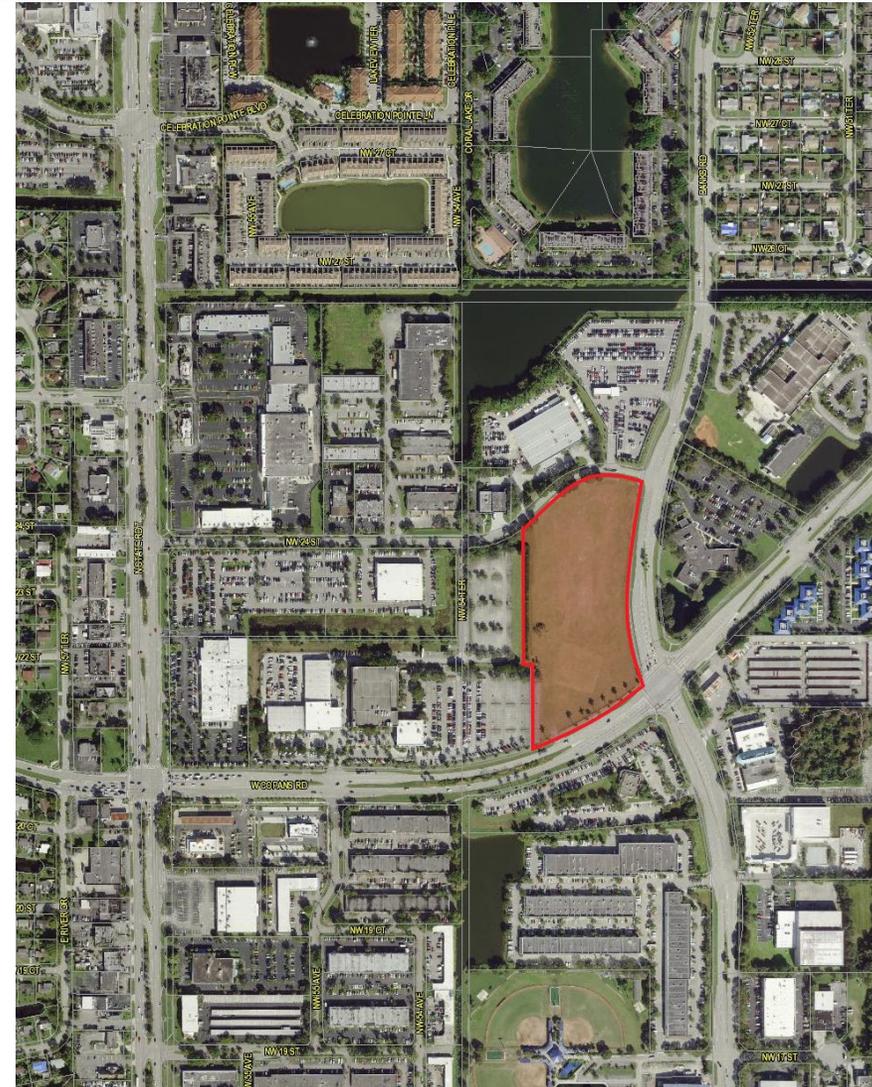
## **AGENDA**

- I. Subject Property
  - II. City Process and Requirements
  - III. Staff Findings
  - IV. Recommendation
-



## LOCATION MAP

➤ Address – 5301 Copans Rd



I. Subject Property



## LOCATION MAP

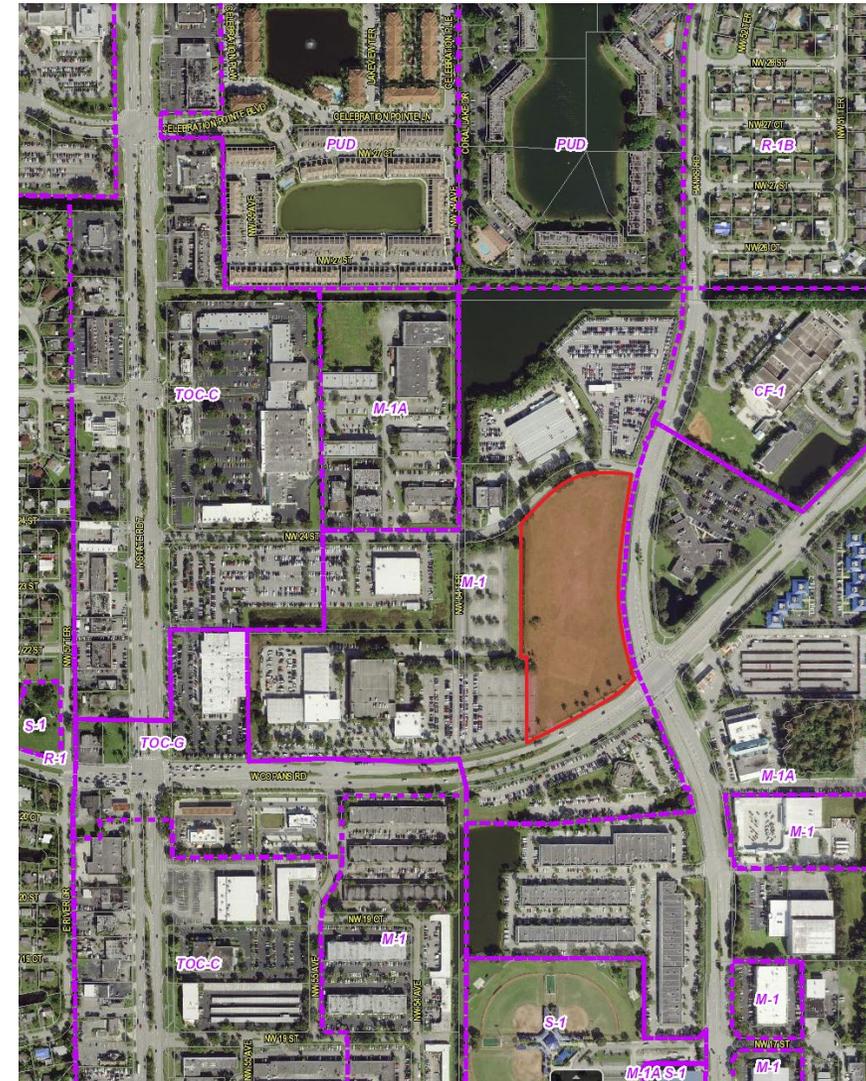
- Land Use – Activity Center





## LOCATION MAP

- Zoning – M-1 Light Industrial



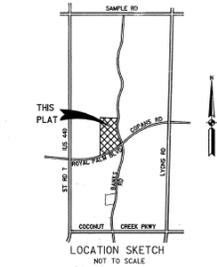




# SHERMAN PLAT

➤ Dedicated: 1987

➤ Approved: 1990



### DESCRIPTION

A PORTION OF TRACT 5, BLOCK 93, OF THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 96, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5, AND THE POINT OF BEGINNING; THENCE NORTH 89°37'00" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 38.00 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 80°17'59" WEST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 026, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1064.5 FEET, A CENTRAL ANGLE OF 27°09'39" AN ARC DISTANCE OF 50.00 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 22°51'14" WEST, A DISTANCE OF 3.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 185.63 FEET, A CENTRAL ANGLE OF 06°49'39" AN ARC DISTANCE OF 17.00 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 89°30'00" WEST; THENCE ALONG SAID NON-RADIAL LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TRACT 5, SOUTH 89°30'00" WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, THENCE ALONG SAID LINE NORTH 00°23'00" WEST, A DISTANCE OF 66.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS 8 AND 17, BLOCK 93, OF SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A VACATED 30.00 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 566, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 96, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8, THENCE NORTH 89°30'00" EAST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°30'00" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 77°46'25" EAST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 026, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE WESTERLY AND SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 185.63 FEET, A CENTRAL ANGLE OF 27°09'39" AN ARC DISTANCE OF 39.36 FEET; THENCE SOUTH 00°41'47" WEST, A DISTANCE OF 10.475 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, AND WHOSE RADIUS POINT BEARS NORTH 90°37'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 185.63 FEET, A CENTRAL ANGLE OF 12°00'00" AN ARC DISTANCE OF 33.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 40.48 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, AND WHOSE RADIUS POINT BEARS NORTH 44°50'29" WEST, FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 839, PAGE 800 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 37°33'37" AN ARC DISTANCE OF 14.26 FEET; THENCE NORTH 00°23'00" WEST, 25 FEET EAST AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 8 AND 17, A DISTANCE OF 88.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, ALL OF THE ABOVE CONTAINING 29.49 ACRES, MORE OR LESS.

## "SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93, "PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
NOVEMBER 1986

### DEDICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD } IRVING J. SHERMAN  
THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SHERMAN PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FREE EJECTMENT. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF MARCH, A.D. 1987.

*Irving J. Sherman*  
BY: *Irving J. Sherman*  
WITNESSES  
*Thomas Gene Lunsford*  
*Thomas Gene Lunsford*

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD } IRVING J. SHERMAN  
I, IRVING J. SHERMAN, DO HEREBY PERSONALLY ACKNOWLEDGE THAT I AM THE OWNER OF THE LANDS DESCRIBED HEREON AND THAT I ACKNOWLEDGE BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OWNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER, BY HAND AND SEAL THIS 16th DAY OF MARCH, A.D. 1987.

MY COMMISSION EXPIRES: 9-9-87

*Maria C. Garcia*  
NOTARY PUBLIC, STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 219H-4, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") WERE SET IN ACCORDANCE WITH SECTION 171.028 OF SAID CHAPTER 171.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEANIC SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED MARCH 3, 1987

### MARGATE CITY CLERK'S CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF BROWARD }  
THIS IS TO CERTIFY THAT THIS PLAT OF "SHERMAN PLAT" A REPLAT, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 14th DAY OF OCTOBER, A.D. 1987, 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 15th DAY OF OCTOBER, A.D. 1987.

*Shirley J. Laughman*  
CITY CLERK

### MARGATE CITY ENGINEER

THIS PLAT OF "SHERMAN PLAT" A REPLAT, IS APPROVED FOR RECORDING, THIS 9th DAY OF OCTOBER, 1987.

*Emilio C. Esteban*  
BY: *Emilio C. Esteban*  
E.M.C. ESTEBAN  
P.L.A. P.E. REG. #3945

### MARGATE CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT THIS 6th DAY OF OCTOBER, A.D. 1987.

*Stephen J. Wink*  
BY: *Stephen J. Wink*  
VICE-CHAIRMAN

SEALS	CITY ENGINEER	NOTARY DEDICATION	CITY OF MARGATE	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	DATE
	PRELIMINARY CHECK	FIELD INQUIRY SURVEY	CALCULATIONS	PLANNING DEPT.	FINAL CHECK	DATE	
	ENG. DEPT.	MAN ARKELL	LATOWICK	LEAVITT	WHITE	1987	
	11-86	3-3-87	11-86	1-2-87	9-14-89	1987	
	1-2-87	1-2-87	1-2-87	1-2-87	1-2-87	1-2-87	

THIS PLAT HAS BEEN APPROVED  
SEE O.R. BOOK 252.24 PG 168

THIS PLAT HAS BEEN APPROVED  
SEE O.R. BOOK 24133 PG 634

THIS PLAT HAS BEEN APPROVED  
SEE O.R. BOOK 26221 PG 880

### BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD, BY: *David J. Knott* DIRECTOR, DATE: 6-19-90

### BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD, BY: *Henry P. Cook* DIRECTOR, DATE: 6-19-90

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 31st DAY OF AUGUST, A.D. 1989.

BY: *John Caser* CHAIRPERSON, DATE: 10/19/89

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF JUNE, A.D. 1990.

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 171, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 12th DAY OF SEPTEMBER, A.D. 1987.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR, BY: *Maureen Mitchell* DEPUTY

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

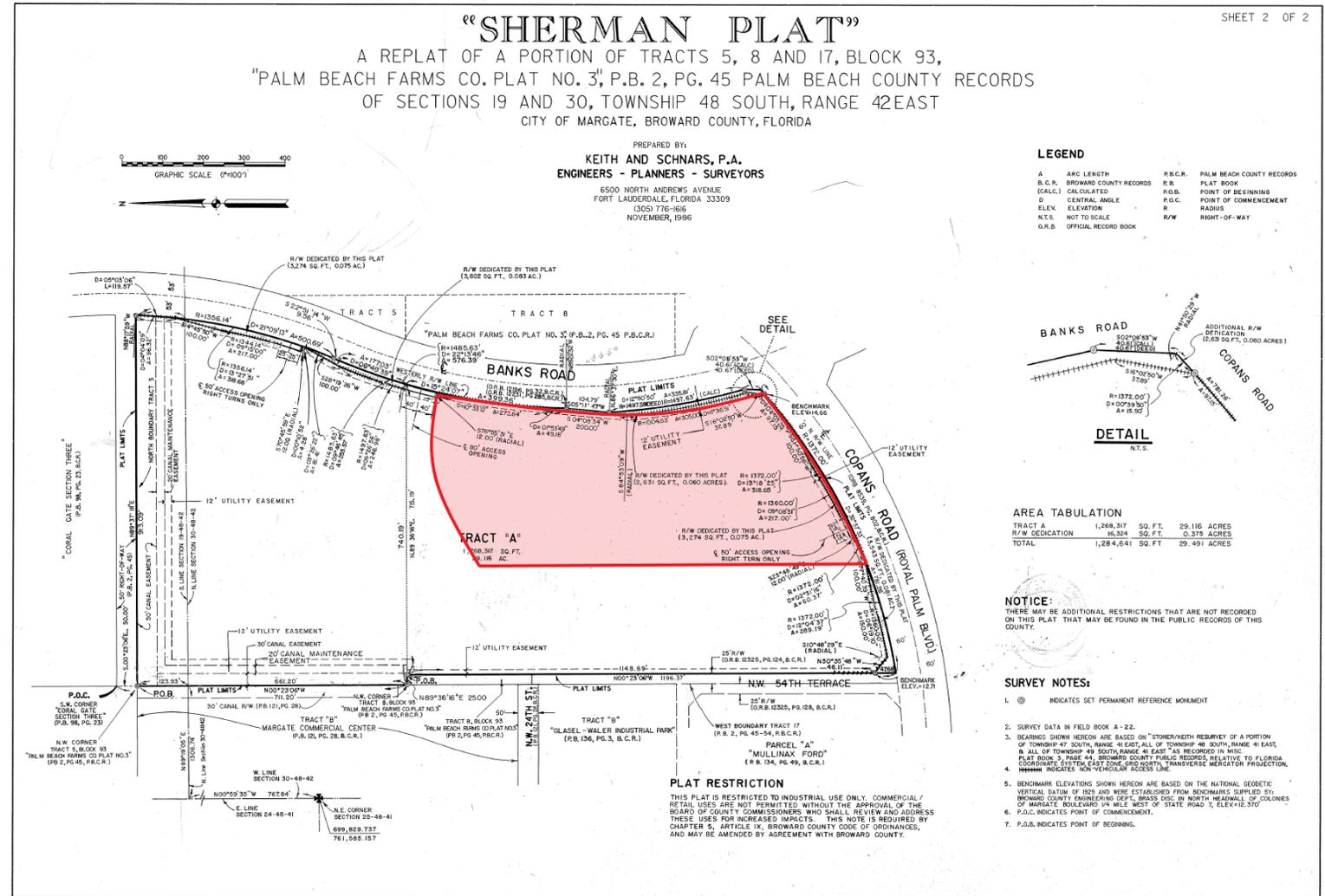
THIS INSTRUMENT WAS FILED FOR RECORD THIS 29th DAY OF JUNE, A.D. 1990, AND RECORDED IN PLAT BOOK 144, PAGE 26, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR, BY: *Hetty Midgiano* DEPUTY



# SHERMAN PLAT

➤ Requested Subdivision





## SHERMAN PLAT

➤ Original Plat Note

### PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO INDUSTRIAL USE ONLY. COMMERCIAL / RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.



## SHERMAN PLAT

- 1<sup>st</sup> Plat Note Amendment (1996)

2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the SHERMAN Plat for the purpose of clarifying and limiting the use of the SHERMAN Plat property which states:

This plat is restricted to 71,705 square feet of  
automobile dealership use.

CAF#233  
01/20/93

Approved BCC 12-17-96 #90

Submitted By Development Management

↗ RETURN TO DOCUMENT CONTROL + Mike!

(4)



# SHERMAN PLAT

➤ 2<sup>nd</sup> Plat Note Amendment (1996)

VERBAL: DE MINIMIS ONLY  
APPLIES TO FIRE STATION



Development Management Division  
Governmental Center Annex  
115 So. Andrews Avenue, Room A240  
Fort Lauderdale, FL 33301  
(954) 357-6666 • FAX (954) 357-6521

DATE: December 10, 1996

TO: The Honorable Chair and Members,  
Broward County Board of County Commissioners

THRU: B. Jack Osterholt, County Administrator

THRU: Michael D. Wanchick, Director PMR  
Department of Strategic Planning and Growth Management

FROM: Elliot Auerhahn, Director EA  
Development Management Division

SUBJECT: COUNTY COMMISSION MEETING AGENDA - December 17, 1996 -  
DELEGATION: Dennis Mele regarding request to amend the note on the  
Sherman Plat (207-MP-86).

*Zoning M-1  
City of Margate  
FDC  
TRANSIT  
ORIENTED  
Corridor*

This plat was approved by the County Commission on September 19, 1989 for industrial use on 29.49 acres. The property is located on the northwest corner of Copans Road and Banks Road in the City of Margate. The plat was recorded on June 29, 1990.

The County Commission, on May 7, 1996, approved a request to amend the note to allow 71,705 square feet of automobile dealership use.

Mr. Mele is now requesting to amend the note to read:

This plat is restricted to 71,705 square feet of automobile dealership use and a fire station.



## SHERMAN PLAT

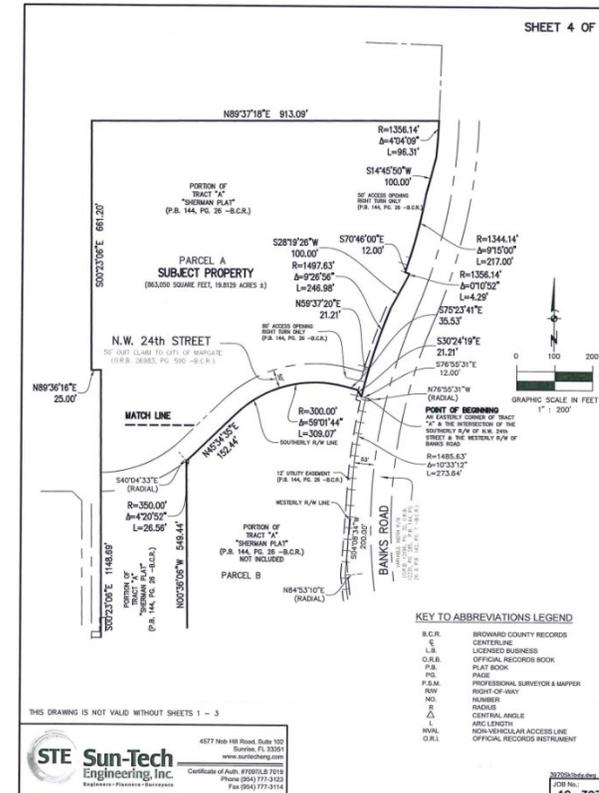
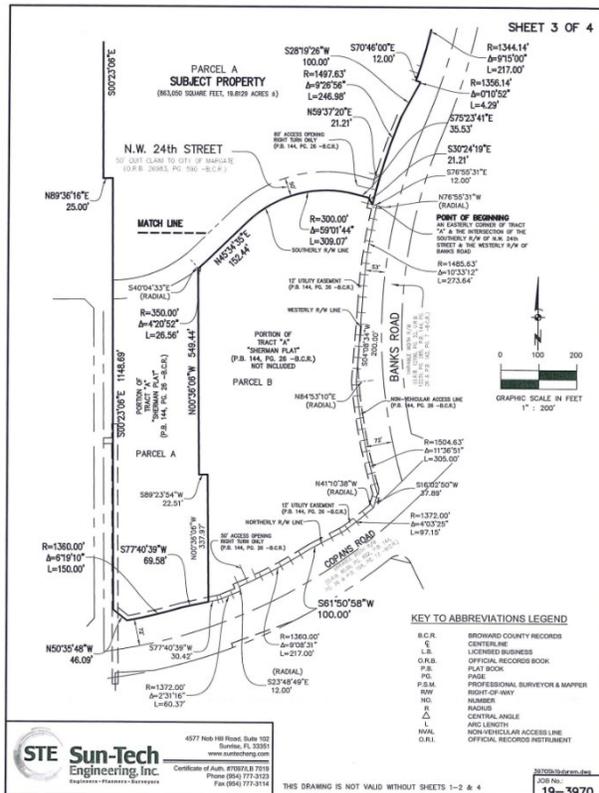
➤ Requested Plat Note Amendment

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Revise Plat Note FROM: This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Tract A
TO: This plat is restricted to 71,705 square feet of automobile dealership use and a fire station on Parcel A and 135,000 square feet of Industrial on Parcel B



# SHERMAN PLAT

## ➤ Requested Plat Note Amendment – Parcel A

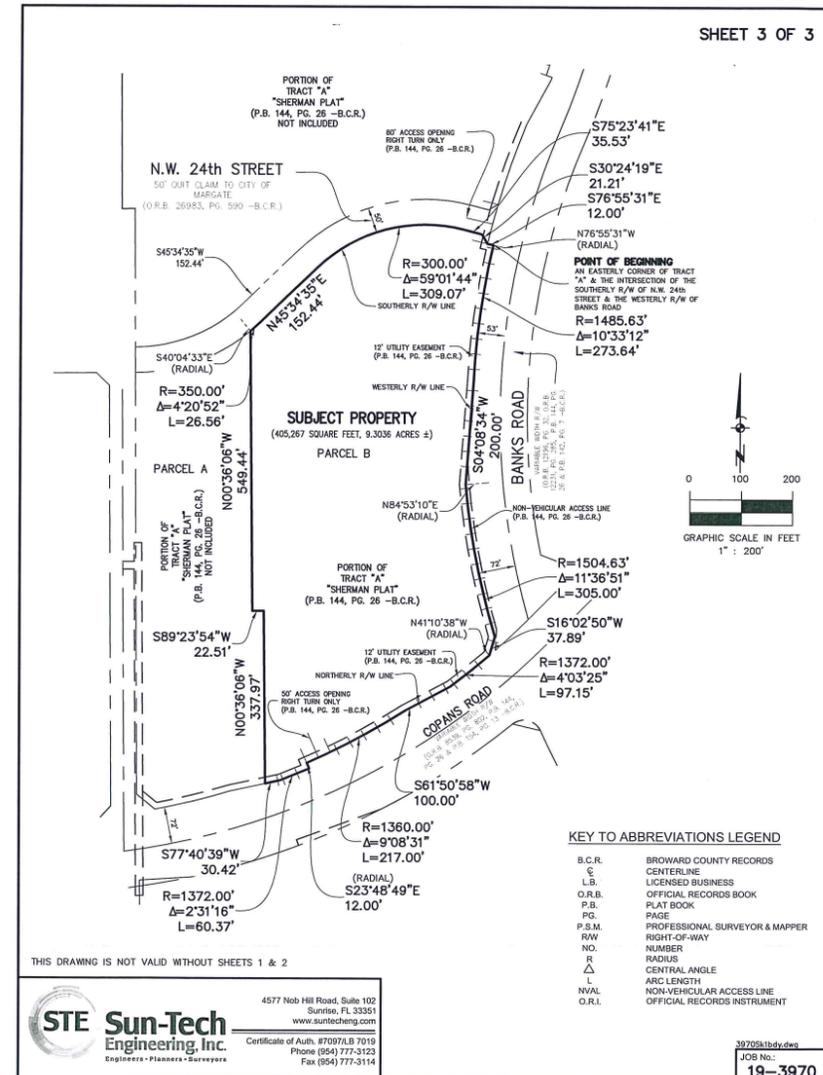


I. Subject Property



# SHERMAN PLAT

➤ Requested Plat Note Amendment – Parcel B



I. Subject Property



## CITY PROCESS

➤ Procedure

Application → DRC → P&Z Board → City Commission → County Review → Recordation

## CITY PROCESS

- Section 31-35 Determinations required prior to approval of a development permit (Code of the City of Margate)
  - Development Services
    - Consistency with Comprehensive Plan
    - Conformity with the Margate Zoning Code
  
  - Environmental and Engineering Services
    - Availability of Potable Water
    - Availability of Wastewater Treatment
    - Traffic Impacts
    - Surface Water Management
    - Streets, Sidewalks, Public Places
    - Water Distribution

## CITY PROCESS

- Section 31-35 Determinations required prior to approval of a development permit (Code of the City of Margate)
  - Fire Department
    - Hydrant locations
    - Adequate turning radii
    - NFPA Codes
    - State statutes pertaining to trafficways
    - FD able to protect life and property
  
  - Building Official
    - Site Plans: conformity with Building Code in force and effect
    - Site Plans: finish floor elevations at or above minimum

## CITY PROCESS

- Section 31-35 Determinations required prior to approval of a development permit (Code of the City of Margate)
  - Public Works
    - Potential impacts to existing roadways and sidewalks
    - Potential impacts to storm water utilities, including canals
  - Police Department
    - Considers possible public safety issues
  - Margate CRA
    - Consistency with CRA Plan



## DRC COMMENTS

➤ DRC Comments

- Building
  - No comment
- Fire
  - No comment
- Police
  - No comment
- Public Works
  - No comment

## DRC COMMENTS

➤ DRC Comments

DEES

- Potable water service and wastewater treatment and disposal is available
- All DEES comments related to traffic analysis have been marked “DONE”
- Broward Surface Water Management issued Environmental Resource Permit No. 06-00442-S-15 on 12/4/2020
- Streets, sidewalks, and public places deemed to meet the minimum standards set forth in Chapters 31 and 35
- Water and wastewater distribution systems meet or exceed standards of Chapter 39, AWWA Standards, and Broward County Environmental Protection and Growth Management Division



## DRC COMMENTS

➤ DRC Comments

DSD

- Application consistent with Policy 13.2



## RECOMMENDATION

- APPROVE subject to the conditions of the DRC