

Subdivision Resurvey

October 6, 2021

City Commission Meeting

ID 2021-414

Subdivision Resurvey of the Sherman Plat

FR5355 Northwest 24th Street, LLC

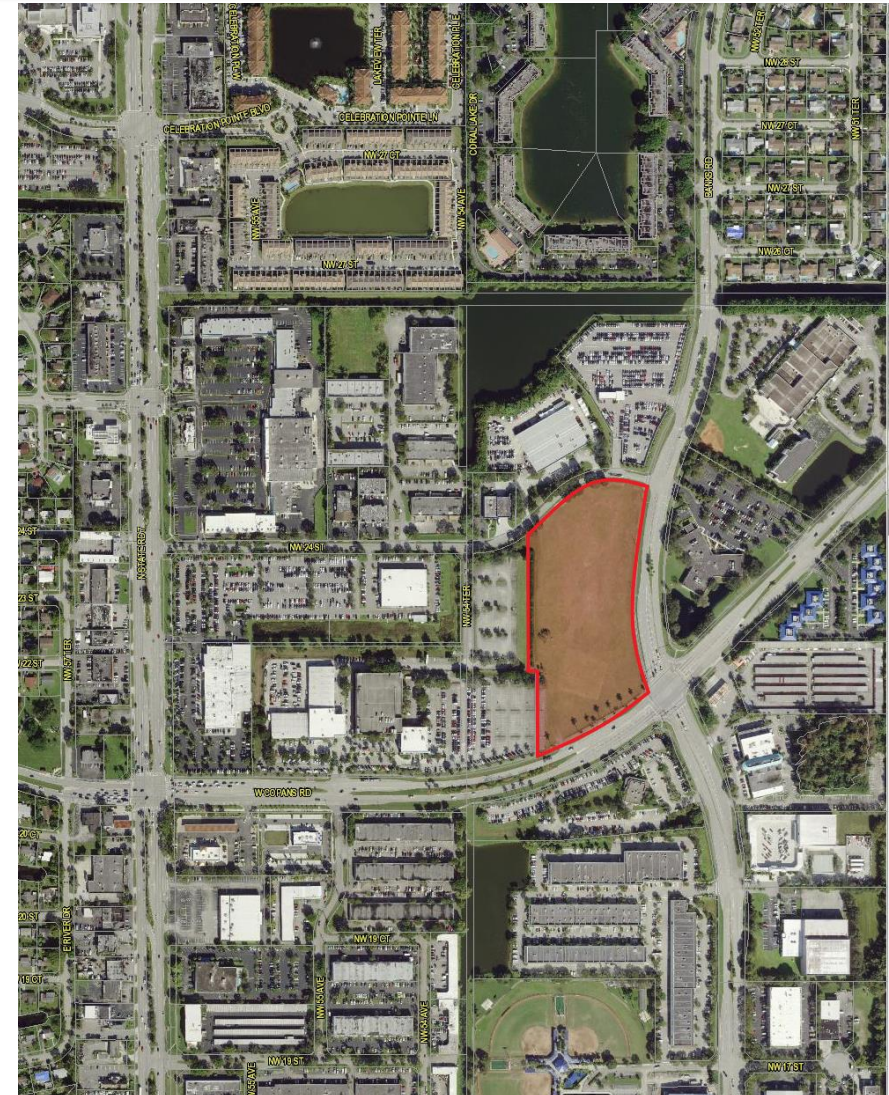
AGENDA

- 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

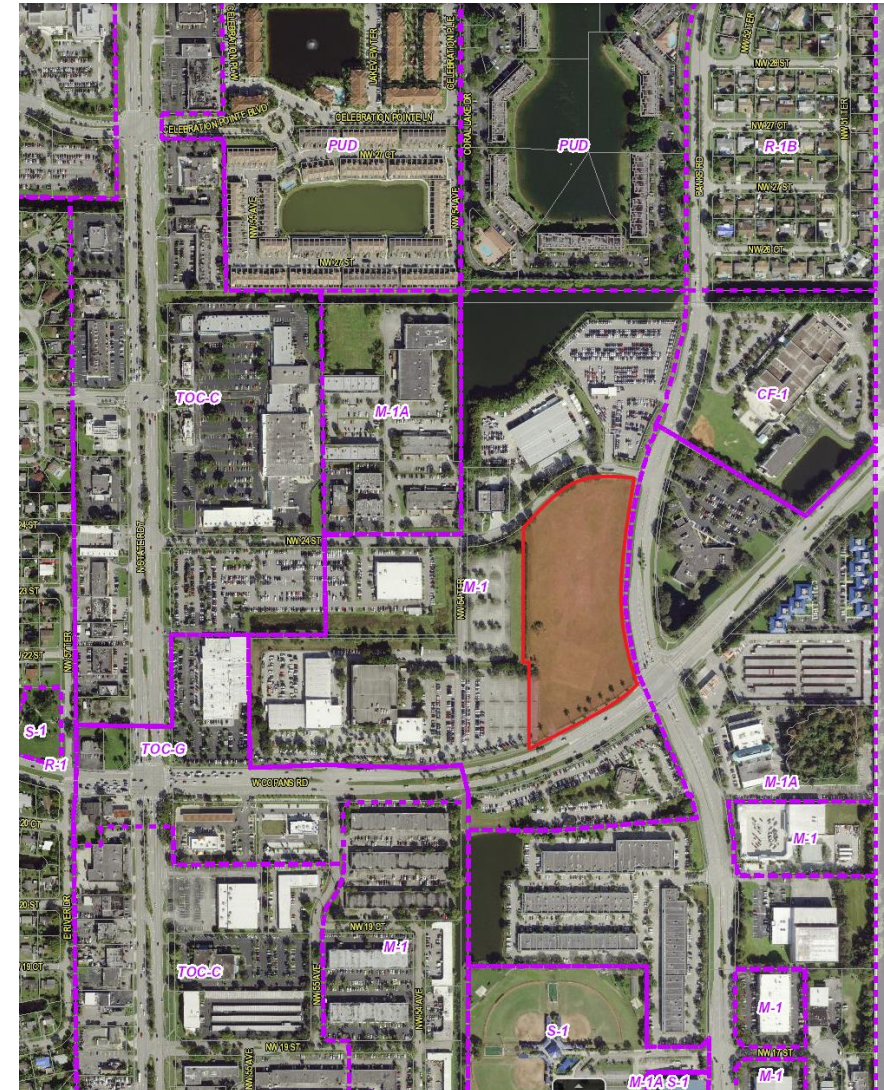


I. Subject Property



LOCATION MAP

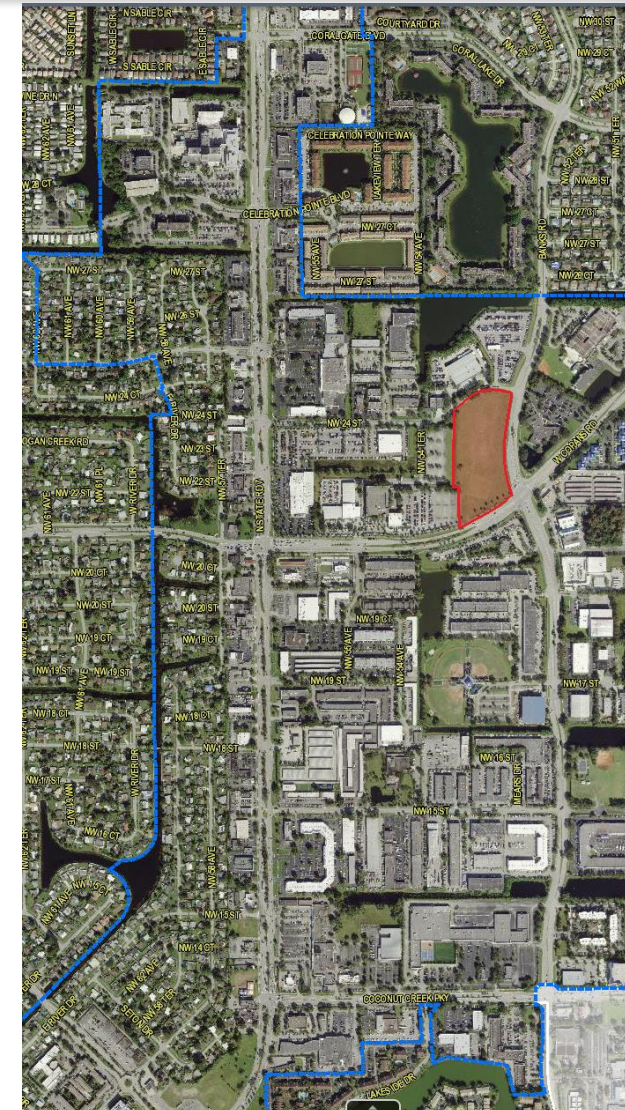
- Zoning – M-1 Light Industrial



I. Subject Property

LOCATION MAP

➤ CRA Boundary



I. Subject Property

SHERMAN PLAT

➤ Dedicated: 1987

➤ Approved: 1990



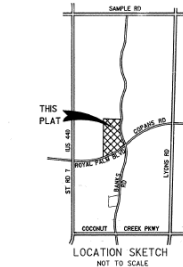
CITY OF
MARGATE
Together We Make It Great

SG263074

48 22 2 25 PG 189

PLAT BOOK 144 PAGE 26

SHEET 1 OF 2



DESCRIPTION

A PORTION OF TRACT 5, BLOCK 83, 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 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 30.00 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 0296, 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°09'59" 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 1485.63 FEET, A CENTRAL ANGLE OF 04°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 83, 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 30.00 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 1004, 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 0°00'00" EAST, A DISTANCE OF 73.00 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 10.00 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 0296, 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 1485.63 FEET, A CENTRAL ANGLE OF 07°24'00" AN ARC DISTANCE OF 399.36 FEET; THENCE SOUTH 00°14'47" WEST, A DISTANCE OF 104.75 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, AND WHOSE RADIUS POINT BEARS NORTH 89°37'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1064.5 FEET, A CENTRAL ANGLE OF 07°09'59" AN ARC DISTANCE OF 50.00 FEET; THENCE SOUTH 00°08'00" WEST, A DISTANCE OF 40.48 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AND WHOSE RADIUS POINT BEARS NORTH 44°07'29" 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 8539, PAGE 802 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1072.00 FEET, A CENTRAL ANGLE OF 37°37'30" AN ARC DISTANCE OF 74.26 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 89.37 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 } KNOW ALL MEN BY THESE PRESENTS THAT
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 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 FULL. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16TH DAY OF JUNE, A.D. 1987.

Irving J. Sherman
BY IRVING J. SHERMAN
WITNESS
Thomas Gene Lynford
BY THOMAS GENE LYNFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } 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 SUCH INSTRUMENT AS OWNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER. WITNESSES BY HAND AND SEAL THIS 16TH DAY OF JUNE, A.D. 1987.

MY COMMISSION EXPIRES: 9-9-87
Marie 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 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 219H-14, FLORIDA ADMINISTRATIVE CODE, THE PERMANENT REFERENCE MONUMENTS ("PLUMS") WERE SET IN ACCORDANCE WITH SECTION 177.028 OF SAID CHAPTER 177.

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

DATED: MARCH 3, 1990

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 14TH DAY OF OCTOBER, A.D. 1987.

Shirley J. Laughman
BY SHIRLEY J. LAUGHMAN
CITY CLERK

MARGATE CITY ENGINEER

THIS PLAT OF "SHERMAN PLAT," A REPLAT, IS APPROVED FOR RECORDING.
9-9-87
DATE
Emilio C. Esteban
BY EMILIO C. ESTEBAN
P.L.A. P.E. REG. #3945
ENGINEER

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 DECEMBER, A.D. 1987.

Stephen J. Smith
BY STEPHEN J. SMITH
VICE-CHAIRMAN

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

THIS PLAT HAS BEEN ANNOUNCED
SEE O.R. BOOK 261.93 PG 634

THIS PLAT HAS BEEN ANNOUNCED
SEE O.R. BOOK 262.21 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 Case* 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: *John Case*
ADMINISTRATOR OR DEPUTY

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 177, 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: *Marvin Michel*
DEPUTY
BY: *Joe Hester*
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: *Kathy Milgrom*
DEPUTY

CITY ENGINEER	NOTARY DEDICATION	CITY OF MARGATE	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
<i>Emilio C. Esteban</i>	<i>Marie C. Garcia</i>	<i>Stephen J. Smith</i>	<i>Thomas Gene Lynford</i>	<i>John Case</i>	<i>Joe Hester</i>	PRELIMINARY CHECK	LATOWICK 8-18-86
						ENG. DEPT.	
						FIELD BINARY SURVEY	MAN ARDELL 9-3-87
						CALCULATIONS	LATOWICK 11-86
						PLANNING DEPT.	LEAVITT 9-90
						PRINTS SET	WHITE 9-14-89
						FINAL CHECK	LINSEFORD 12-15-90
						STANDARD/REMARKS	

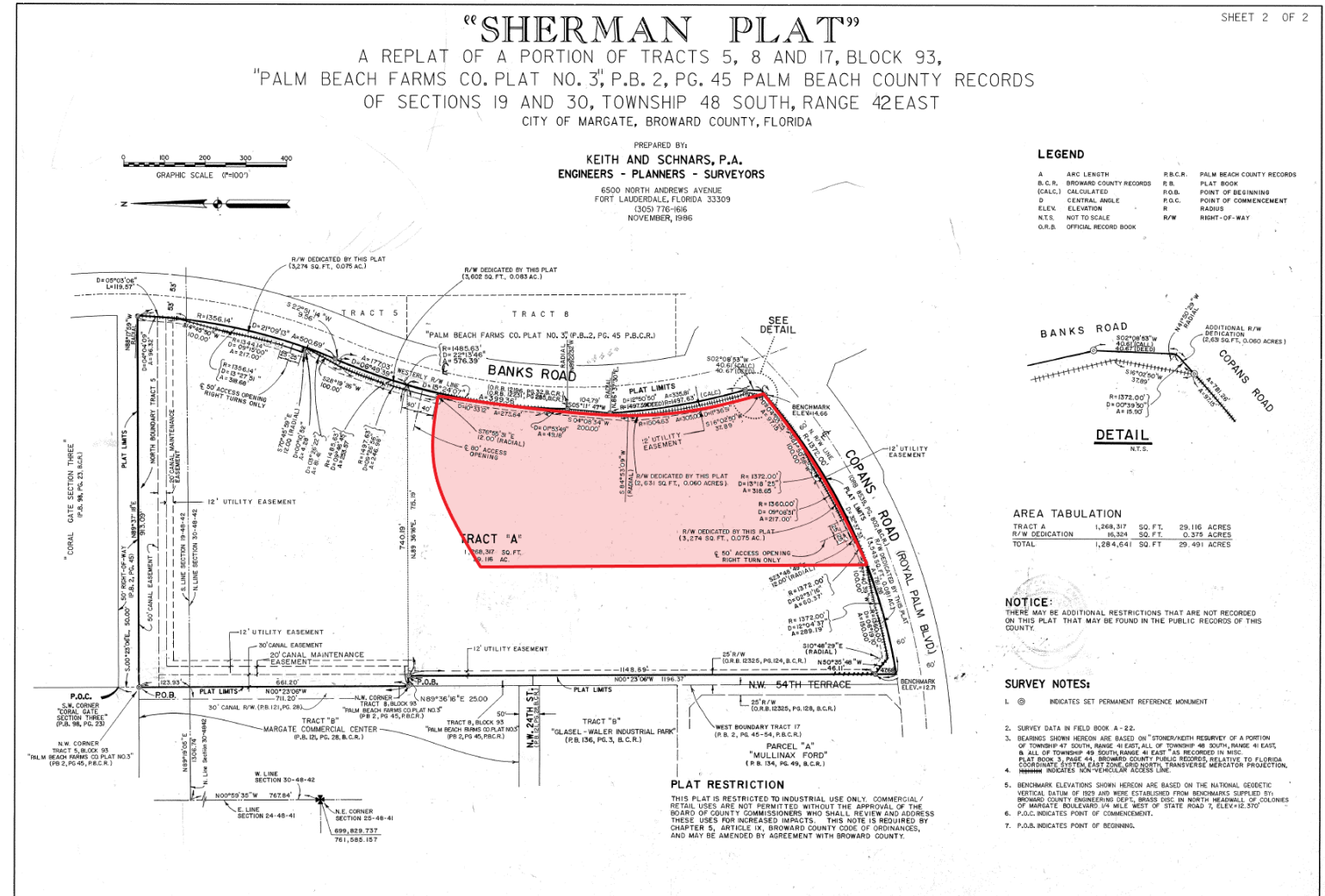
207-MP-86

I. Subject Property



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 (CORRECTED)

DRC COMMENTS

➤ DRC Comments

☐ DSD

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

RECOMMENDATION

- Staff recommends approval
- On September 7, 2021 the Planning & Zoning Board recommended approval