



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for SITE PLAN

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

Submittal Date (official use):  
**RECEIVED**  
SEP 15 2021  
By \_\_\_\_\_

Project Name <b>QSR with Drive-thru - Atlantic Blvd</b>		
Address <b>5555 W Atlantic Boulevard, Margate, FL 33063</b>		DRC #
Acreage <b>+/- 0.91</b>	Folio Number <b>4841 36 06 0019</b>	Paid: <input checked="" type="checkbox"/>
Proposed Use <b>Quick serve restaurant with drive-thru</b>		
Previous/Existing Use <b>Shopping Center Parking Lot</b>		
Legal Description <b>MARGATE REALTY NO 1 42-42 B &amp; LAKEWOOD COMMERCIAL SUB 120-27 B PT OF SHOPPING CENTER TR (42-42B) &amp; POR TR A(120-27B) DESC AS: COMM E1/4 SEC 36-48-41, N 53.01. W 179.47 TO POB THIS PARCEL OF LAND(WAL-MART STORE)</b>		

Describe proposal/request in detail, including occupant capacity (if applicable)
Proposing to construct a quick serve restaurant with a drive-thru on portion of parking lot.

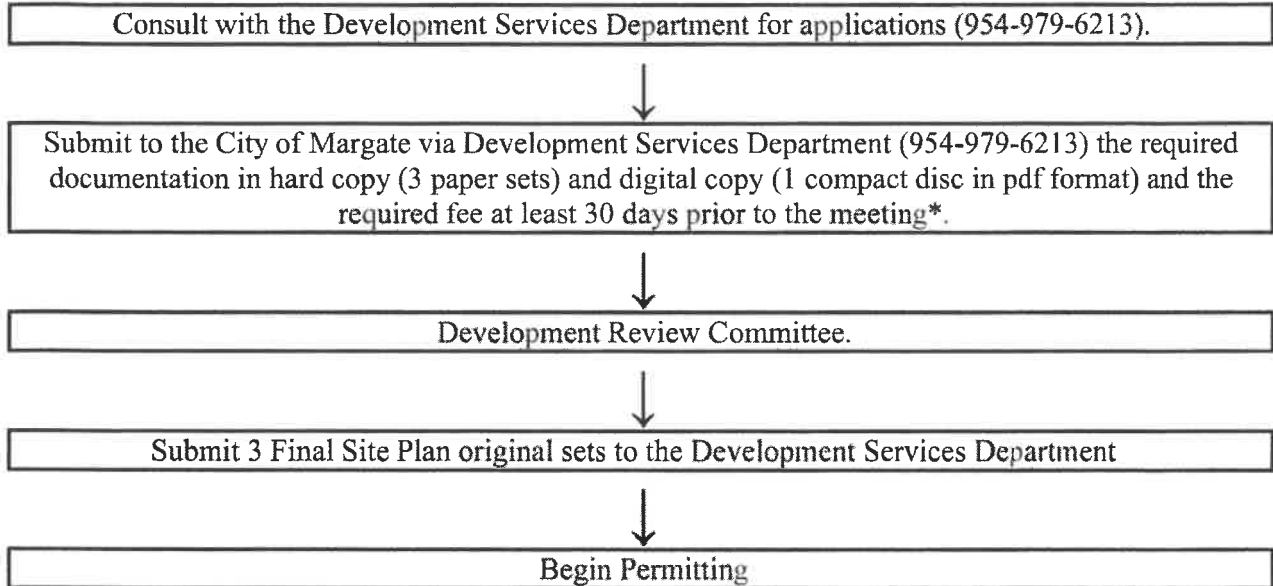
Applicant Name <b>Jeff Zito</b>	
Business/Corporate Name <b>Southeast Investments, Inc</b>	
Address <b>151 Sawgrass Corners Dr #202 Ponte Vedra Beach, FL 32082</b>	
Phone Number <b>561-210-9105</b>	Fax Number
Email Address <b>JZito@ferbercompany.com</b>	

Agent/Contact Name <b>CHRIS LALL</b>	
Business/Corporate Name <b>BOHLER ENGINEERING FL LLC</b>	
Address <b>1900 NW CORPORATE BOULEVARD, SUITE 101E, BOCA RATON, FL 33431</b>	
Phone Number <b>561-571-0280</b>	Fax Number
Email Address <b>FL-PERMITS@BOHLERENG.COM</b>	

  
Property Owner's Signature

8-24-2021  
Date

# **CITY OF MARGATE SITE PLAN APPROVAL PROCEDURES**



## **To access the Margate Code of Ordinances online:**

1. Go to [www.municode.com](http://www.municode.com)
2. Click on “Library”
3. Where it directs, select “Florida”.
4. Scroll down to “Margate” and click on it.
5. From this page, you have the following options:
  - a. Enter a word search at the top of the page and Municode will bring up appropriate sections of the Code (it will search the entire code). If you click on one of those sections and wait for it to fully load, it will take you to the first instance of your search word and your search word will always be highlighted. When viewing one of the selections, you can exit the search by clicking the “home” icon to the left and then clicking the red “X” at the top of the page.
  - b. Use the menu on the left to find a specific Chapter of the Code
  - c. If you want only the ZONING CODE, go to the menu on the left-hand side of the page and scroll down until you see “Appendix A Zoning” and click on it.

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

1. Completed DRC application form.
2. Application fee:
  1. Non-residential: \$500 + \$1 per 25 sqft of new construction.
  2. Residential: \$500 + \$5 per dwelling unit
  3. Amendment: \$250
3. Ownership affidavit and consent.
4. Complete site plan package. (See attached checklist)
5. Any other documentation as may be required to permit the necessary findings.

**NOTES:**

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

## PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at  
5555 W ATLANTIC BOULEVARD, MARGATE, FL 33063

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

Cody Johnson, on behalf of Wal-Mart Stores East, LP  
Print owner's name

Signature of owner

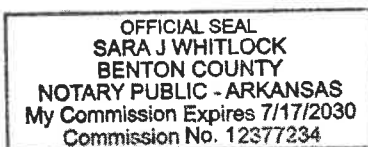
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of June, 2021 (year), by Emily Johnson (name of person making statement).

Sara J Whitlock  
Print or type name of Notary

Sara J. White  
Signature of Notary

X Personally known to me

Produced identification \_\_\_\_\_



## **DRC SITE PLAN CHECKLIST**

- Survey (not older than five years)
- Site plan: (Scale must be no less than 1 inch equal to 50 feet)
  - Off-street parking
  - Sidewalks
  - Driveways
  - Interior landscape area
  - Existing and proposed deceleration and turn lanes
  - Medians
  - Wheel stops
  - Street paving
  - Internal walks
- Site data
  - Floor areas
  - Aggregate building coverage
  - Green space
  - Vehicular use areas
  - Required parking calculation
- Floor plan
- Typical building elevation
- Landscaping plan and data
  - An accurate tree location superimposed over the basic site plan, showing the species and size of all trees of three inches or greater caliper, DBH (Diameter Breast Height)
  - The tree replacement calculation
  - Required landscape calculation
  - Buffering and fencing or decorative masonry wall
  - Solid waste disposal enclosure
- Irrigation plan
  - 100% coverage
  - Source of water, pumps, valves, pipe sizes, rain sensors, head types, locations and spray patterns.
- Photometric plan (exterior lighting) for all vehicular use areas
- Engineering plan
  - Drainage structures
  - Drainage calculations
  - Existing and proposed fire hydrants
  - Proposed finished floor and pavement elevations
  - Water mains
  - Sewer laterals
- Copies of any and all agreements that run with or affect the property, such as cross access agreements, shared parking agreements, restrictive covenants, plat note amendments, or FDOT agreements.
- Any other architectural, engineering or other data as may be required to permit the necessary findings.



2608 SE J Street  
Bentonville, AR 72716

Cody Johnson  
Senior Transaction Manager  
2608 SE J Street  
Bentonville, Arkansas 72716-5535  
Phone: 479.367.4828  
Email: cody.johnson@walmartlegal.com


Date: June 24th, 2021  
RE: Letter of Agent Authorization – Chipotle Project – 5555 W Atlantic Boulevard, Margate, FL 33063  
(approximately 0.91 acres)

**Wal-Mart Stores East, LP** ("Walmart") is the owner of the land described on Exhibit A ("Property"). On behalf of Walmart, I hereby authorize **Bohler Engineering FL, LLC** and **Southeast Investments, Inc.**, and/or one of its authorized agents (together, "Developer"), to serve as Walmart's authorized agent for the purpose of seeking all requisite permits and approvals related needed for development of a quick serve restaurant on the Property, including but not limited to rezoning, special exception, conditional use, variance appeal or site development application and applicable public hearing for application/project application and public hearing processes.

Developer's authorization is expressly limited to signing and delivering applications for permits and approvals that are related to the development of the Property for a Panda restaurant. Further, this authorization does not empower Developer to either negotiate on Walmart's behalf or otherwise obligate Walmart in any manner whatsoever, including any attempt to obligate Walmart to pay for or construct improvements to the Property or its neighboring land in connection with the development of the Property.

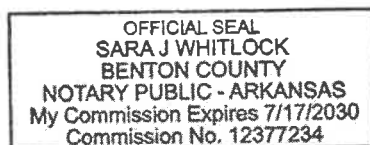
This authorization expires one calendar year from the date above unless specified otherwise. Should you need additional information or have any questions regarding this authorization, please do not hesitate to contact myself or Quick Mack at [quick.mack@walmart.com](mailto:quick.mack@walmart.com).

**WAL-MART STORES EAST, LP**  
a Delaware limited partnership

By:   
Name: Cody Johnson  
Title: Sr. Transaction Manager

STATE OF ARKANSAS  
COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 24TH day of June 2021, by Cody Johnson as Senior Transaction Manager of Wal-Mart Real Estate Business Trust on behalf of the company. He produced \_\_\_\_\_ as identification.



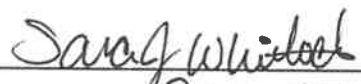
  
Print Name: Sara J Whitlock  
Notary Public, State of Arkansas  
Commission number: 12377234  
My commission expires: 7/17/2030

Exhibit A

A non-separately platted parcel of land, being approximately 0.91 acres, within the parcel at the address 5555 W Atlantic Boulevard, Margate, FL 33063



City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: UMARAJ2      9/20/21 00      Receipt no: 2306377

Type	SvcCd	Description	Amount
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$250.00

SITE PLAN SUBMITTAL FOR DRC-  
QSR WITH DRIVE THRU  
5555 W. ATLANTIC BLVD.  
MARGATE FL 33063  
CONTACT - CHRIS LALL  
BOHLER ENGINEERING LLC  
1900 NW CORPORATE BLVD.  
SUITE 101E, BOCA RATON FL 33431  
TEL- 561-571-0280  
EMAIL-FL-PERMITTS@BOHLERENG.COM

Tender detail

CK Ref#:	389	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 9/20/21      Time: 10:06:37

HAVE A GREAT DAY!