

DSD



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for **SPECIAL EXCEPTION**

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

Submittal Date (official use):



Project Name <b>QSR with Drive-thru - Atlantic Blvd</b>		DRC #
Address <b>5555 W Atlantic Boulevard, Margate, FL 33063</b>		
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 an existing parking lot.

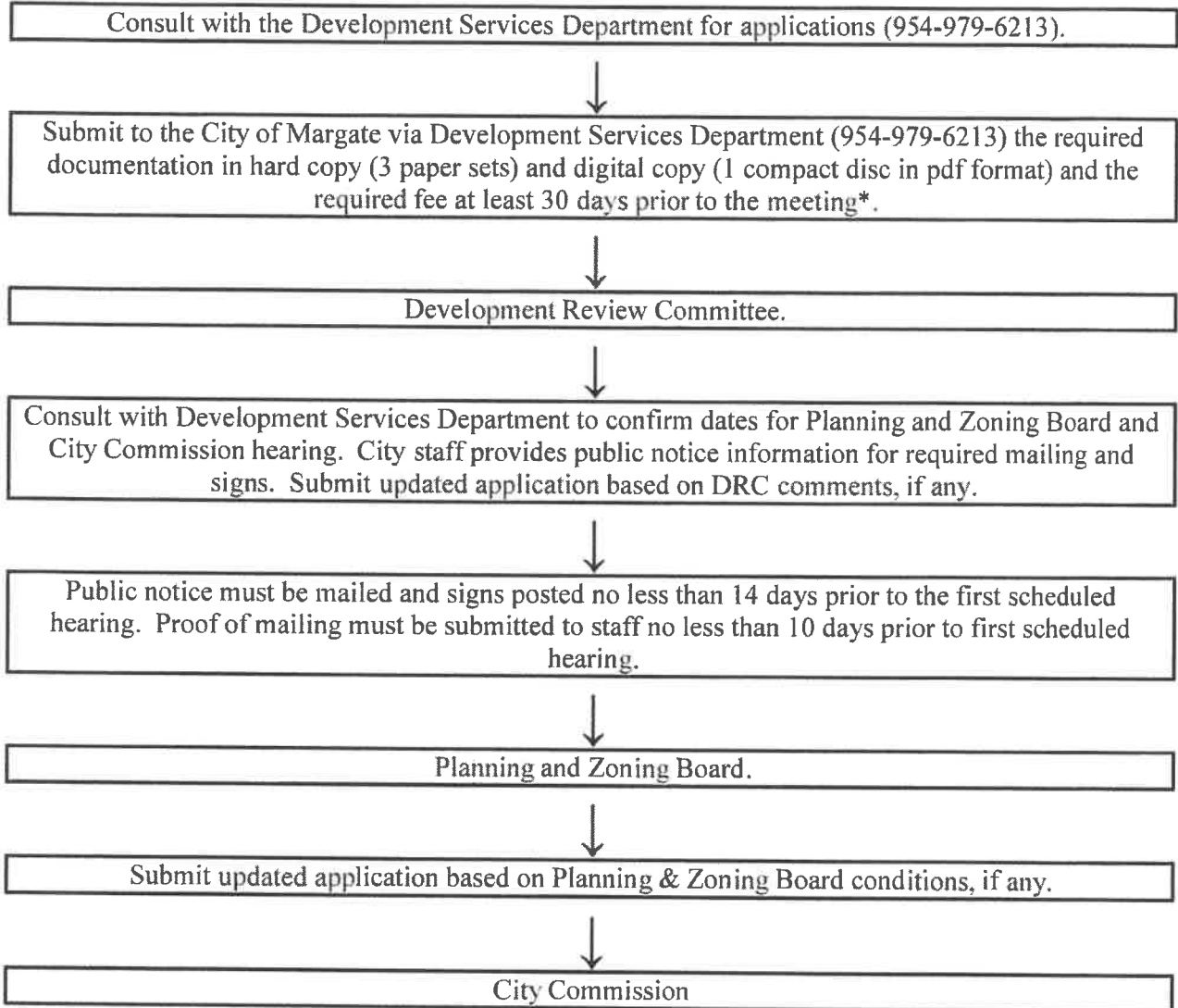
Applicant Name <b>Jeff Zito</b>	
Business/Corporate Name <b>Southeast Investments, Inc</b>	
Address <b>151 Sawgrass Corners Dr #202 Ponte Vedra Beach, FL 32082</b>	
Phone Number <b>561-210-9105</b>	Fax Number
Email Address <b>JZito@ferbercompany.com</b>	

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 <b>561-571-0281</b>
Email Address <b>FL-PERMIT@BOHLERENG.COM</b>	

  
Property Owner's Signature

8-24-2021  
Date

**CITY OF MARGATE  
SPECIAL EXCEPTION  
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 (\$500 + site plan fee, if applicable).
3. Ownership affidavit and consent.
4. Public hearing sign bond agreement.
5. Preliminary site plan, see checklist below.  
(Required per Section 31-54(b) of the Margate Code of Ordinances.)
6. Written and graphic summary of the proposed project and its relationship to the general standards of review in Section 31-54(c) of the Margate Code of Ordinances.
7. 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 Economic Development Department at least 30 days prior to DRC meeting.  
\* Copies can use a copy of the original stamp/seal.
2. The applicant or authorized representative must be present in order for a submission to be reviewed by the committee.
3. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.
4. Large (24" x 36") surveys and/or plans must be folded into quarters, and then in half with the application visible.
5. Backup material must be collated and bound into 3 distinct sets.

OFFICIAL SEAL  
SARA J WHITLOCK  
BENTON COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 7/17/2030  
Commission No. 12377234

## **SITE PLAN CHECKLIST:**

A. A survey meeting the technical standards of the Florida Department of Professional Regulation, Board of Land Surveyors.

B. An accurate tree location plan, superimposed over the basic site plan, showing the species and size of all trees of three (3) inches or greater caliper, d.b.h.

C. Site data, including floor areas, aggregate building coverage, green space, vehicular use areas, retention areas and parking ratio.

D. Each site plan presented herewith shall be drawn to a scale of no less than one (1) inch equals fifty (50) feet, and shall include the complete dimensioning and location of:

1. Plot lines.
2. Existing and proposed buildings and all other proposed improvements.
3. Off-street parking, curbing, wheel stops and interior landscape area.
4. Street paving, drainage structures, sidewalks, driveways, intersections, medians, existing and proposed deceleration and turning lanes.
5. Setbacks.
6. Floor plans, and exterior sales, storage or service areas.
7. Internal walks and pedestrian ways.
8. Typical building exterior elevation view.
9. Signs and exterior lighting.
10. Water mains and fire hydrants; sewer laterals.
11. Buffering and fencing or decorative masonry walls.
12. Solid waste disposal containers and enclosures.
13. Proposed finished floor and pavement elevations.
14. Landscaping and irrigation plans.
15. Parking lot lighting (photometric) plan.
16. Any other architectural, engineering or other data as may be required to permit the necessary findings.

E. A traffic impact statement is required for all developments which will generate in excess of 500 trips per day.



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](mailto: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.

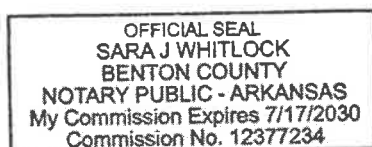
This authorization expires one calendar year from the date above unless specified otherwise. Should you need additional information or have any questions regarding this authorization, please do not hesitate to contact myself or Quick Mack at [quick.mack@walmart.com](mailto:quick.mack@walmart.com).

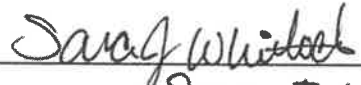
**WAL-MART STORES EAST, LP**  
a Delaware limited partnership

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: 2306380

Type	SvcCd	Description	Amount
EI		ECDV SPECIAL EXECPT. USE	
	Qty	1.00	\$250.00

SPECIAL EXCEPTION FEE FOR-  
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-PERMIT@BOHLERENG.COM

Tender detail

CK Ref#:	390	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 9/20/21                      Time: 10:08:31

HAVE A GREAT DAY!