Legislation Text

File #: ID 2021-414, **Version:** 1

TO: Mayor and City Commission

FROM: Cale Curtis, City Manager

DATE: October 6, 2021

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING SUBDIVISION RESURVEY FOR "FIRSTGATE COMMERCE CENTER" TO BE LOCATED AT 5301 COPANS ROAD; PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND: The petitioner is requesting permission to further subdivide a portion of Sherman Plat to construct a 135,000 square foot warehouse distribution facility on the vacant property located at the NW corner of Copans Road and Banks Road. Section 3.11 of the Margate Zoning Code requires Applicant to file a subdivision resurvey when subdividing platted land for the purpose of development. On November 10, 2020, the Development Review Committee (DRC) reviewed applications for subdivision resurvey and site plan to develop a proposed warehouse and distribution center identified as Firstgate Commerce Center on the subject property. The DRC recommended a conditional approval of the subdivision resurvey and site plan at this meeting. Applicant has filed a plat note amendment concurrent with these applications, which also appears on this agenda. Documentation for concurrency review, such as traffic evaluations, are available on the application for plat note amendment for this development. The plat note amendment was presented at the Planning and Zoning meeting on September 7, 2021 and recommended approval.

LOCATION: 5301 WEST COPANS ROAD.
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 26, 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

RECOMMENDATION: See attached.

FISCAL IMPACT: N/A

CONTACT PERSON: Elizabeth Taschereau, Director of Development Services