

# CITY OF MARGATE



## APPLICATION FOR REZONING PETITION

|                                                           |                                 |                               |
|-----------------------------------------------------------|---------------------------------|-------------------------------|
| Petitioner<br><i>Richard Riccardi</i>                     |                                 | (official use)<br><b>PZ #</b> |
| Project Name<br><i>RMG - REZONE 451-461-471 Banks Rd</i>  |                                 |                               |
| Address<br><i>451-461-471 Banks Rd. MARGATE FL. 33063</i> |                                 |                               |
| Acreage                                                   | Folio Number                    |                               |
| Existing Zoning<br><i>R-3</i>                             | Requested Zoning<br><i>CF-1</i> |                               |
| Legal Description                                         |                                 |                               |
|                                                           |                                 |                               |
|                                                           |                                 |                               |
|                                                           |                                 |                               |

|                                                                     |
|---------------------------------------------------------------------|
| Justification for requested zoning:                                 |
| <i>EXPANSION OF Fellowship Living Facilities INC - a group home</i> |
|                                                                     |
|                                                                     |
|                                                                     |

NOTE: Eleven (11) copies of supporting data/plans must be submitted as well. Fee is **\$250.00**. Petitioner will also be responsible for cost of advertisements and notification mailings.

*[Signature]*  
Signature of Petitioner

*RMG Real Estate Holdings, LLC*  
Company Name

*North Port N.Y.*  
Address

*954-972-9485*  
Phone Number

Fax Number



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT  
In accordance with Ordinance #1500.485

I, RICHARD RICCARDI, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

RMG Real Estate Holdings LLC  
Business Name

\_\_\_\_\_  
Address

Richard Riccardi  
Signature

1-26-14  
Date

OFFICE USE ONLY

Date of Decision: \_\_\_\_\_

Tabled to date  
certain? \_\_\_\_\_

Two Business Days (after  
decision) \_\_\_\_\_

COMPLIED?      Y      N

If YES, initiate check request to Finance (603-0000-220.18-00)

If NO, inform Finance to deposit Bond (001-0000-369.90-01)

451 Banks Road

SURVEY OF LOT 9, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

461 Banks Road

SURVEY OF LOT 8, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

471 Banks Road

LOT 7, LESS THE SOUTHERN 64 FEET, BLOCK 1, LAKEWOOD GARDENS SUBDIVISION, AS RECORDED IN  
PLAT BOOK 78, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



451 Banks Rd

5582 N.W. 7TH STREET, SUITE 202  
MIAMI, FL 33126  
TELEPHONE: (305) 264-2660  
FAX: (305) 264-0229

Nova Surveyors, Inc.

SURVEY NO 7-0005314-2

LAND SURVEYORS

SHEET NO 1 OF 2

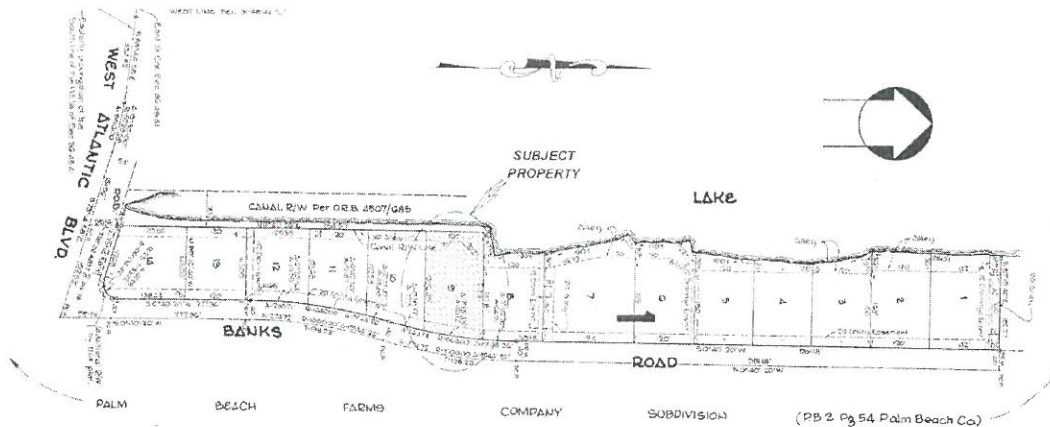
DRAWN BY: A.A.

SURVEY OF LOT 9, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 451 BANKS RD, MARGATE, FL 33063  
FOR: RMG REAL ESTATE HOLDINGS, LLC

**LOCATION SKETCH**

Scale 1" = NT.S.

**ABBREVIATION AND MEANING**

A = ARC  
A/C = AIR CONDITIONER PAD  
A.E. = ANCIENT EASEMENT  
A/R = ALUMINUM ROOF  
A/S = ALUMINUM SHED  
ASPH = ASPHALT  
B.C. = BLOCK CORNER  
B.C.R. = BROWARD COUNTY RECORDS  
B.M. = BENCH MARK  
B.O.B. = BASIS OF BEARINGS  
C = CALCULATED  
C.B. = CATCH BASIN  
C.B.W. = CONCRETE BLOCK WALL  
CH = CHORD  
CH.B. = CHORD BEARING  
CL = CLEAR  
C.L.F. = CHAIN LINK FENCE  
C.M.E. = CANAL MAINTENANCE EASEMENTS  
CONC. = CONCRETE  
C.P. = CONCRETE PORCH  
C.S. = CONCRETE SLAB  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS  
DRIVE = DRIVEWAY  
ENCR. = ENCROACHMENT  
E.T.P. = ELECTRIC TRANSFORMER PAD  
F.F. = FINISHED FLOOR ELEVATION  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
F.N. = FOUND NAIL  
F.N.D. = FOUND NAIL & DISK

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM  
IN & EG. = INGRESS AND EGRESS EASEMENT  
L.F.E. = LOWEST FLOOR ELEVATION  
L.M.E. = LAKE MAINTENANCE EASEMENT  
L.P. = LIGHT POLE  
M = MEASURED DISTANCE  
M.H. = MANHOLE  
N.A.P. = NOT A PART OF  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
N.T.S. = NOT TO SCALE  
O.H.L. = OVERHEAD UTILITY LINES  
O.R.B. = OFFICIAL RECORD BOOK  
O/S = OFFSET  
OVH = OVERHANG  
P.B. = PLAT BOOK  
P.C. = POINT OF CURVE  
P.C.C. = POINT OF COMPOUND CURVE  
P.L. = PLANTER  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.P. = POWER POLE  
P.P.S. = POOL PUMP SLAB  
P.R.C. = POINT OF REVERSE CURVE  
PRM = PERMANENT REFERENCE MONUMENT  
PT = POINT OF TANGENCY  
P.V.M.T. = PAVEMENT  
P.W.Y. = PARKWAY  
R = RECORD DISTANCE

RAD = RADIUS OF RADIAL  
RGE = RANGE  
R.P. = RADIUS POINT  
R.O.E. = ROOF OVERHANG EASEMENT  
R/W = RIGHT-OF-WAY  
SEC = SECTION  
S.I.P. = SET IRON PIPE I.B. #6044  
SWK = SIDEWALK  
T = TANGENT  
TWP = TOWNSHIP  
U.E. = UTILITY EASEMENT  
U.P. = UTILITY POLE  
W.M. = WATER METER  
W.R. = WOOD ROOF  
W.S. = WOOD SHED  
X = ANGLE  
Δ = CENTRAL ANGLE  
C = CENTER LINE  
M = MONUMENT LINE

**LEGEND TYPICAL**

—OH— OVERHEAD UTILITY LINES  
ZZZZ C.B.S. = WALL (CBW)  
—X— C.L.F. = CHAIN LINK FENCE  
—0— I.F. = IRON FENCE  
—W— W.F. = WOOD FENCE  
\* 0.00 = EXISTING ELEVATIONS

**SURVEYOR'S NOTES**

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.  
2) THIS IS A SPECIFIC PURPOSE SURVEY.  
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.  
4) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY.  
ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MARGATE BENCH MARK 2725 ELEVATION 11.09 FEET OF N.G.V.D. OF 1929

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra* 11-10-14  
GEORGE IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 2534  
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

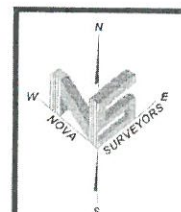
**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AH COMMUNITY/PANEL/SUFFIX: 120031 0115 F DATE OF FIRM: 10/02/1997
- BASE FLOOD ELEVATION: 10 FT.

CERTIFIED TO: RMG REAL ESTATE HOLDINGS, LLC



SURVEYOR'S SEAL



461 Banks Rd

5582 N.W. 7TH STREET, SUITE 202  
MIAMI, FL 33126  
TELEPHONE: (305) 284-2660  
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SURVEY NO 7-0005315-2

SHEET NO 1 OF 2

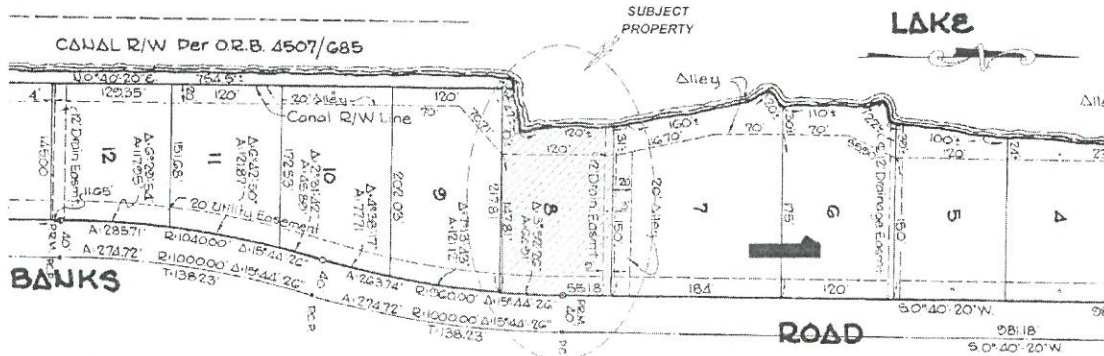
DRAWN BY: A.A.

SURVEY OF LOT 8, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 461 BANKS RD, MARGATE, FL 33063  
FOR: RMG REAL ESTATE HOLDINGS, LLC

## LOCATION SKETCH

Scale 1" = NT.S.



BEACH

FARMS

COMPANY

SUBDIVISION

### ABBREVIATION AND MEANING

|                                         |                                           |                                    |
|-----------------------------------------|-------------------------------------------|------------------------------------|
| A = ARC                                 | FNIP = FEDERAL NATIONAL INSURANCE PROGRAM | RAD = RADIUS OF RADIAL             |
| A/C = AIR CONDITIONER PAD               | IN SEG = INGRESS AND EGRESS               | RGE = RANGE                        |
| A/E = ANCHOR EASEMENT                   | EASEMENT                                  | R.P. = RADIUS POINT                |
| A/R = ALUMINIUM ROOF                    | L.F.E. = LOWEST FLOOR ELEVATION           | R.O.E. = ROOF OVERHANG             |
| A/S = ALUMINIUM SHED                    | L.M.E. = LAKE MAINTENANCE EASEMENT        | EASEMENT                           |
| ASPH. = ASPHALT                         | L.P. = LIGHT POLE                         | R.W. = RIGHT-OF-WAY                |
| B.C. = BLOCK CORNER                     | M. = MEASURED DISTANCE                    | SEC. = SECTION                     |
| B.C.R. = BROWARD COUNTY RECORDS         | M.H. = MANHOLE                            | S.I.P. = 55.1 IRON PIPE L.B. #6044 |
| B.M. = BENCH MARK                       | N.A.P. = NOT A PART OF                    | SWK = SIDEWALK                     |
| B.O.B. = BASIS OF BEARINGS              | NGVD = NATIONAL GEODETIC VERTICAL DATUM   | T = TANGENT                        |
| C = CALCULATED                          | N.T.S. = NOT TO SCALE                     | TWP = TOWNSHIP                     |
| C.B. = CATCH BASIN                      | O.H.L. = OVERHEAD UTILITY LINES           | U.E. = UTILITY EASEMENT            |
| C.B.W. = CONCRETE BLOCK WALL            | O.R.B. = OFFICIAL RECORD BOOK             | U.P. = UTILITY POLE                |
| CH = CHORD                              | O/S = OFFSET                              | W.M. = WATER METER                 |
| CH.B. = CHORD BEARING                   | OVH. = OVERHANG                           | W.R. = WOOD ROOF                   |
| CL = CLEAR                              | P.B. = PLAT BOOK                          | W.S. = WOOD SHED                   |
| C.L.F. = CHAIN LINK FENCE               | P.C. = POINT OF CURVE                     | Δ = ANGLE                          |
| C.M.E. = CANAL MAINTENANCE EASEMENTS    | P.C.C. = POINT OF COMPOUND CURVE          | Δ = CENTRAL ANGLE                  |
| CONC. = CONCRETE                        | PL = PLASTER                              | C = CENTER LINE                    |
| C.P. = CONCRETE PORCH                   | P.L.S. = PROFESSIONAL LAND SURVEYOR       | M = MONUMENT LINE                  |
| C.S. = CONCRETE SLAB                    | P.O.B. = POINT OF BEGINNING               |                                    |
| D.E. = DRAINAGE EASEMENT                | P.O.C. = POINT OF COMMENCEMENT            |                                    |
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| F.H. = FIRE HYDRANT                     | PVMT = PAVEMENT                           |                                    |
| F.I.P. = FOUND IRON PIPE                | P.W.Y. = PARKWAY                          |                                    |
| F.I.R. = FOUND IRON ROD                 | R = RECORD DISTANCE                       |                                    |
| F.N. = FOUND NAIL                       |                                           |                                    |
| F.N.D. = FOUND NAIL & DISK              |                                           |                                    |

### LEGEND TYPICAL

|        |                           |
|--------|---------------------------|
| —OH—   | OVERHEAD UTILITY LINES    |
| =====  | C.B.S. = WALL (CBW)       |
| —X—X—  | C.L.F. = CHAIN LINK FENCE |
| —O—O—  | I.F. = IRON FENCE         |
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| + 0.00 | EXISTING ELEVATIONS       |

### SURVEYOR'S NOTES

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  - 2) THIS IS A SPECIFIC PURPOSE SURVEY.
  - 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17500 FT.
  - 4) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY.
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BY: *George Barrera*  
GEORGE IBARRA (DATE OF FIELD WORK) 11-10-14

PROFESSIONAL LAND SURVEYOR NO. 2534  
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: \_\_\_\_\_

REVISED ON: \_\_\_\_\_

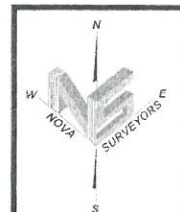
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- BASE FLOOD ELEVATION: 10 FT.

CERTIFIED TO: RMG REAL ESTATE HOLDINGS, LLC



SURVEYOR'S SEAL





471 Banks Rd

**Commercial Real Estate**  
Due Diligence Management  
3465 South Alhambra Road  
Suite E #183  
Alhambra, CA 91802  
310.234.0077  
www.american-national.net

**ALTA/ACSM Land Title Survey**

**Banks Road-Margate**  
Surveyor Certification  
Banks Road-Margate  
471-A Banks Road  
Margate, FL  
County of Broward

The ALTA/ACSM Land Title Survey, Surveyor Certification, Banks Road-Margate, Broward County, Florida, is a survey of the land shown on the plat, and is a part of the public record. The survey was made in accordance with the 2011 International Standard Surveying and Mapping Practices, and the survey was made in accordance with the 2011 International Standard Surveying and Mapping Practices, and the survey was made in accordance with the 2011 International Standard Surveying and Mapping Practices.

**Title Commitment Legal**

The land referred to in this Commitment is located as follows:  
Lot 7, L252, The Southern 64 Feet, Block 1, LAMARCO CANTIER SUBDIVISION, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.  
Commencement: 04/01/2014, Survey on effective date of July 2, 2014.

**Notes Corresponding to Schedule B**

1. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
2. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
3. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
4. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
5. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
6. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
7. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
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10. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
11. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.

**SYMBOL LEGEND**

- 1. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
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- 11. Survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.

**General Notes**

1. The survey was made on the day of January 2014, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
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**Encroachment Statement**

Building encroachment by 5 into current 100 feet setback line.

**Flood Zone**

By virtue of existing 100 foot setback line, the property is in Zone "X" of the Flood Insurance Rate Map, Community Flood Map No. 100100101, which shows the flood zone boundary as 100 feet from the street line.

**Wetlands Note**

No evidence of wetlands was observed on the subject property at the time the survey was conducted, and there was no indication of any wetlands being subject to the subject property.

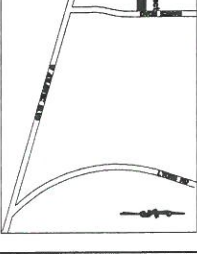
**Utility Notes**

The location of utility lines shown on the plat is based on the best available information, and the surveyor is not responsible for the accuracy of the utility lines shown on the plat.

**Zoning Notes**

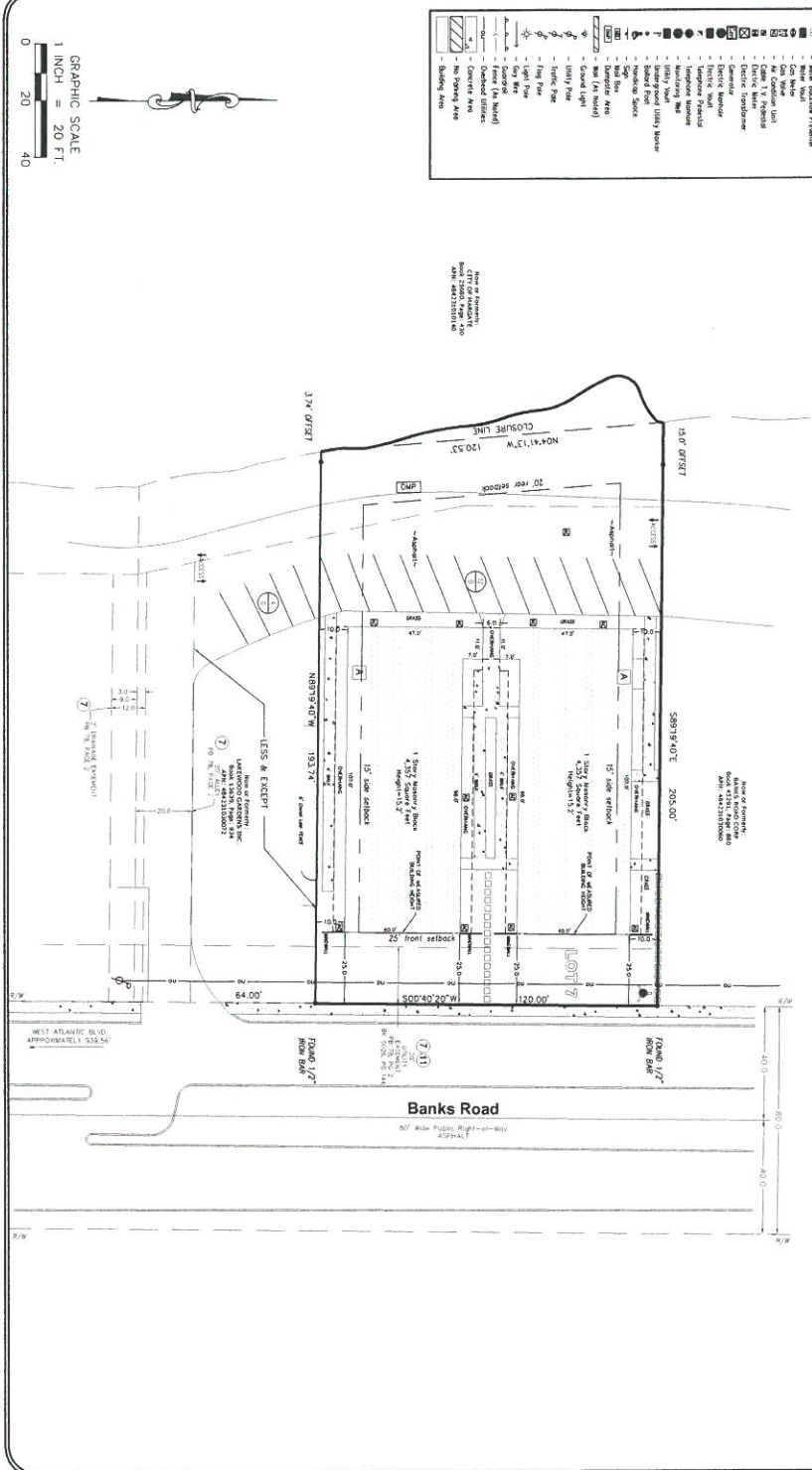
Zoning Ordinance: 31 (Low Density Medium Density)  
Permitted Use: Yes  
Setback: 100 feet  
Minimum Lot Area: 10,000 Square Feet  
Maximum Lot Area: 100,000 Square Feet  
Parking Requirements: 20 Required, 2 spaces per 1 bedroom unit (10 spaces)

**Vicinity Map**



**Surveyed Area**

ALTA/ACSM Land Title Survey  
Surveyed Area  
100% of the land shown on the plat was surveyed.



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

Batch ID: AMORALES      1/26/15 00      Receipt no: 57747

| Type | SvcCd | Description   | Amount   |
|------|-------|---------------|----------|
| EG   |       | ECDV REZONING |          |
|      | Qty   | 1.00          | \$250.00 |

RMG REAL ESTATE HOLDINGS GROUP  
4829 S HEMINGWAY CIRCLE  
MARGATE, FL 33063  
RE: 451-461-471 BANKS ROAD  
REZONING PETITION APPLICATION

Tender detail  
CK Ref#: 1146      \$250.00  
Total tendered: \$250.00  
Total payment: \$250.00

Trans date: 1/26/15      Time: 16:47:18

HAVE A GREAT DAY!

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

Batch ID: AMORALES      1/26/15 00      Receipt no: 57745

| Type | SvcCd | Description  | Amount   |
|------|-------|--------------|----------|
| EB   |       | ECDV BANNERS |          |
|      | Qty   | 1.00         | \$150.00 |

RMG REAL ESTATE HOLDINGS GROUP  
4829 S HEMINGWAY CIRCLE  
MARGATE, FL 33063  
RE: 451-461-471 BANKS ROAD  
PUBLIC HEARING SIGN BOND

Tender detail  
CK Ref#: 1145      \$150.00  
Total tendered: \$150.00  
Total payment: \$150.00

Trans date: 1/26/15      Time: 16:40:46

HAVE A GREAT DAY!



LEMON TREE LAKE

LAKESIDE DR

MARGATE

LAKESIDE DR

LAKESIDE DR

LAKEWOOD CIR

NW 4 ST

LAKEWOOD RD

NW 3 ST

LAUREL DR

LEMON TREE LAKE CANAL

BANKS RD

BANKS RD

W ATLANTIC BLVD

COCONUT CREEK

**Subject Properties**

LOT 7

LOT 8

LOT 9

PLAT MAP

10/1/2010

0 100

LOT 7

LOT 9



## REZONING

