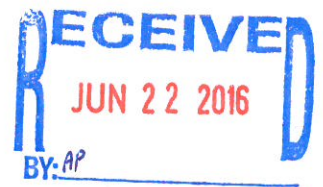




City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Rezoning

5790 Margate Blvd., Margate, FL 33063
954-972-6454

DRC 7/26
Submittal Date (official use):



Project Name		Fellowship Living Facilities, Inc -- Rezoning
Address		431 & 441 Banks Road, Margate, FL 33063
Acreage	Folio Number	
1+	4842-31-03-0110 & 4842-31-03-0100	
Existing Use		Group Housing
Legal Description		Lakewood Gardens 78-2B Lot 11 Blk 1
<i>R-3 Multiple Dwelling</i>		Lakewood Gardens 78-2B Lot 10 Blk 1

DRC # *07-16-01*

Paid: *\$1,500.00*

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

Request that these 2 properties with 8 units each (16 total) units be rezoned from R-3 to CF-1

Agent/Contact Name Rick Riccardi

Address 451 Banks Road #8, Margate, FL 33063

Phone Number 954-249-5589

Fax Number 954-972-9526

Email Address rriccardi@fellowshipliving.com

Property Owner Name 431 - Fellowship Living Facilities - 441 - Marylou Cosby

Address 431 - Fellowship Living Facilities - 441 - Marylou Cosby

451 Banks Road #8 - 441 Banks Road #2, Margate, FL 33063

Phone Number 954-972-9495

Fax Number 954-972-9526

Email Address rriccardi@fellowshipliving.com

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization 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 16 1/2 of the Margate City Code.

Richard Riccardi
Property Owner's Signature

6-21-16
Date

CITY OF MARGATE

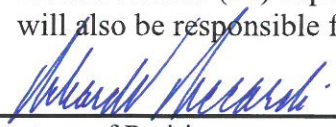


APPLICATION FOR REZONING PETITION

Petitioner Rick Riccardi		(official use) PZ #
Project Name Fellowship Living Facilities, Inc -- Rezoning		
Address 451 Banks Road #8, Margate, FL 33063		
Acreage 1+	Folio Number 4842-31-03-0110 & 4842-31-03-0100	
Existing Zoning R-3		Requested Zoning CF-1
Legal Description Lakewood Gardens 78-2B Lot 11 Blk 1		
Lakewood Gardens 78-2B Lot 10 Blk 1		

Justification for requested zoning:
Fellowship Living Facilities would like to be able to expand our "group housing" facilities by using adjacent buildings
to these properties, when and if available. We would ask the owners of these adjacent properties to request a zoning
change on their properties from R-3 to CF-1 in order for Fellowship Living Facilities to lease them as group housing buildings.

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 of Petitioner

Fellowship Living Facilities
Company Name
451 Banks Road #8
Address
Margate FL 33063
954-972-9495
Phone Number
954-972-9526
Fax Number

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 6/28/16 00 Receipt no: 138531

Type	SvcCd	Description	Amount
EG		ECDV REZONING	
	Qty	1.00	\$1500.00

FELLOWSHIP LIVING FACILITIES
451 BANKS ROAD, APT 8
MARGATE, FL 33063
REZONING APPLICATION
DRC 07-16-01
431 BANKS RD & 441 BANKS RD
BY FELLOWSHIP LIVING FACILITIE
451 BANKS ROAD, #8
RICK RICCARDI
954-249-5589
RRICCARDI@FELLOWSHIPLIVING.COM

Tender detail

CK Ref#:	3904	\$1500.00
Total tendered:		\$1500.00
Total payment:		\$1500.00

Trans date: 6/28/16 Time: 14:54:57

HAVE A GREAT DAY!

Marylou Cosby
441 Banks Road
Margate, FL 33063

June 6, 2016

RE: 441 Banks Road
Margate, FL 33063

To Whom It May Concern,

I, Marylou Cosby, property owner, authorize Fellowship Living Facilities, Inc. to apply for rezoning of my property located of 441 Banks Road 1-8, Margate, FL 33063. The zoning will change from R-1 to CF-1.

Per agreement between Fellowship Living Facilities and myself, I will occupy one apartment in the building as part of the lease agreement.

If you need any other information you may contact my property manager, Roy Fernandez of South Florida Rental Property Management, LLC, at (954) 410-0830.

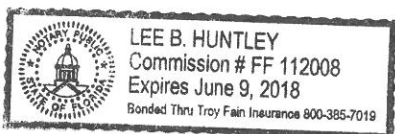
Sincerely,

Marylou Cosby

Marylou E Cosby

6-6-16

Lee B Huntley





Site Address	441 BANKS ROAD 1-8, MARGATE	ID #	4842 31 03 0100
Property Owner	COSBY,MARYLOU ROBERT,ETHEL	Millage	1212
Mailing Address	PO BOX 290082 DAVIE FL 33329-0082	Use	08

Abbreviated Legal Description	LAKEWOOD GARDENS 78-2 B LOT 10 BLK 1
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$157,770	\$405,400	\$563,170	\$545,280	
2015	\$157,770	\$355,080	\$512,850	\$495,710	\$11,339.66
2014	\$157,770	\$305,120	\$462,890	\$450,650	\$10,442.98

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$563,170	\$563,170	\$563,170	\$563,170
Portability	0	0	0	0
Assessed/SOH	\$545,280	\$563,170	\$545,280	\$545,280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$545,280	\$563,170	\$545,280	\$545,280

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/16/2015	FJ*-T		112757615	\$7.00	22,539	SF
12/9/2005	QCD	\$100	41075 / 812			
10/16/1995	WD	\$210,000	24101 / 201			
1/1/1979	WD	\$160,000	7986 / 731			
				Adj. Bldg. S.F. (Card, Sketch)		6896
				Units		8

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc