



CITY OF MARGATE LEGAL NOTICE

A Public Hearing on the proposal(s) will be held by the Margate City Commission on **August 25, 2021 at 7:00 PM**.

Due to the COVID-19 pandemic, we will utilize Communications Media Technology (CMT) to host a virtual public hearing. The public can participate in the virtual public hearing at the following link:

<https://us02web.zoom.us/j/88135713559>

or by calling US: 669-900-6833 or 929-205-6099 and entering Webinar ID: **881-3571-3559**. For additional information on how to access the virtual public hearing, please visit <https://margatefl.legistar.com/Calendar.aspx>

THE CITY OF MARGATE, FLORIDA, PROPOSES TO CONSIDER THE FOLLOWING ORDINANCE(S) THAT APPLIES CITY-WIDE:

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING SECTION 5.2 OF APPENDIX A OF THE MARGATE CITY CODE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MARGATE; PROVIDING FOR REAL PROPERTY LOCATED AT 603 MELALEUCA DRIVE, TO BE REZONED TO CF-1 COMMUNITY FACILITY DISTRICT; PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.



Said ordinance(s) may be inspected by emailing jjkavanagh@margatefl.com. All interested persons may attend the meeting virtually and be heard with respect to the proposed ordinance(s).

If a person decides to appeal any decision made by the Margate City Commission with respect to any matter considered at this meeting, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

All interested parties are invited to attend virtually and be heard with respect to the above. In accordance with the Americans with Disabilities Act, any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at 954-972-6454 with their request at least two (2) business days prior to the date of the meeting.

Affidavit

State of Florida, County of Broward

ADDRESS OF SUBJECT PROPERTY: 603 Melaleuca Drive, Margate, FL 33063

My current legal name is Miryam Jimenez, and owner of the property located at 603 Melaleuca Drive, Margate, FL 33063, and my current home address is 4061 NW 53rd Avenue, Coconut Creek, FL 33073.

I personally supervised that the Public Hearing Notification was sent to everyone, person or business on the list provided to me by the City of Margate, Florida via US Post Office, mailed on, August 10, 2021.

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information is not omitted.

Signature of Individual

Date. 8-11-2021

State of Florida

County of BROWARD

Sworn to (or affirmed) and subscribed before me

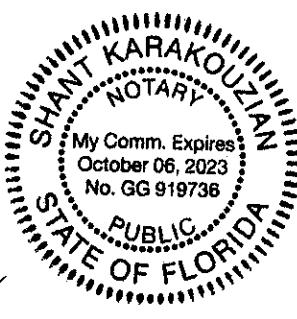
this 11 day of AUGUST, 2021
(Date) Miryam Jimenez 2021
(Month) Jimenez (Year)
by Miryam Jimenez (Name of Affiant)

(Seal)

(Signature of Notary Public - State of Florida)

SHANT KARAKOUIZIAN

(Name of Notary Public)



Personally Known OR Produced Identification ✓
Type of Identification Produced FL DRIVERS LICENSE

PUBLIC HEARING NOTIFICATION

APPLICANT: Margate Care for Heroes, LLC. by property owner Miryam Jimenez represented by Agent, Kyle Teal, Esq., Buchanan, Ingersoll & Rooney, P.A.

ADDRESS OF SUBJECT PROPERTY: 603 Melaleuca Drive, Margate, Florida 33063

TYPE OF APPLICATION: Rezoning from R-1 & R-3 zoning district to CF-1 zoning district

DESCRIPTION OF PROPOSED PROJECT: Applicant is requesting to rezone the property from One-Family Dwelling (R-1) and Multiple Family Dwelling (R-3) zoning district to Community Facilities (CF-1) zoning district to allow for "Medical Rights" in order to operate a 36-bed long-term care facility in a building that is 8,885 square feet.

The Community Facilities (CF-1) zoning district allows the following uses:

USES PERMITTED BY RIGHT:

- Houses of worship and school on the same plot
- Hospitals, detoxification facilities, and long term care facilities not including correctional or mental institutions, nor veterinary hospitals
- Municipal buildings, fire stations, libraries, public offices, parks, playgrounds, reservations, parking
- Accessory structure or use

USES PERMITTED BY SPECIAL EXCEPTION:

- Public or private elementary, middle, or high school
- Public or private postsecondary educational facilities

BOARD SCHEDULE: City Commission meeting on August 25, 2021 at 7:00 p.m.

VIRTUAL HEARING LOCATION: 5790 Margate Boulevard, Commission Chambers and Zoom.us Webinar ID #: 881 35 71 3559

Zoom link: <https://us02web.zoom.us/j/88135713559>

MUNICIPAL CONTACT:

Development Services Department • (954) 979-6213 • 901 N.W. 66th Avenue



4701 N State Road 7
Coral Springs, FL 33073
(954) 345-1474

Terminal: 2017MIX02
8/6/2021 19:16
Receipt #: 2017H450105
Type: Purchase

Qty	Description	Amount
380	ES B&W S/S White 8.5 x11	57.00

SubTotal	57.00
District tax	0.00
City tax	0.00
County tax	0.57
State tax	3.42
Total	USD \$60.99

Acct #:*****9372
VISA DEBIT
Chip Read
Auth No.: 086240
Mode: Issuer
AID: A0000000031010
NO CVM
CVM Result: 5F0002
TVR: 8000008000
IAD: 06061203602000
TSI: 6800
ARC: 00
APPROVED

The Cardholder agrees to pay the Issuer
of the charge card in accordance with
the agreement between the Issuer and
the Cardholder.



CORAL REEF
6295 W SAMPLE RD
CORAL SPRINGS, FL 33067-9998
(800)275-8777

08/06/2021

01:31 PM

Product	Qty	Unit Price	Price
US Flag Coll/100	4	\$55.00	\$220.00
Grand Total:			\$220.00
Debit Card Remitted			\$220.00
Card Name: VISA			\$220.00
Account #: XXXXXXXXXX9372			
Approval #: 028265			
Transaction #: 296			
Receipt #: 048754			
Debit Card Purchase: \$220.00			
AID: A0000000980840			
AL: US DEBIT			
PIN: Verified		Chip	

USPS is experiencing unprecedented volume
increases and limited employee
availability due to the impacts of
COVID-19. We appreciate your patience.

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

SIGNARAMA
1101 S Powerline Rd #104
Deerfield Beach FL 33442
954-428-7446
TID: 000102630103
13:05
08/05/2021

Sale
Trans #: 2 Batch #: 868
VISA ****9372 CHIP
AMOUNT: \$111.01
RESP: CAPTUR
CODE: 01448
REF #: 0074300
CVV RSP: P-Not Process
APP NAME: VISA DEE
AID: A0000000980840
TVR: 8080008
TSI: 6

Thank you!
Please Come Again
CUSTOMER COPY

PUBLIC HEARING NOTICE

REZONING FROM R-1 & R-3 TO CF-1
ZONING DISTRICT, TO ALLOW
FOR MEDICAL RIGHTS

CITY COMMISSION
AUGUST 25, 2021 AT 7:00 P.M.
5790 MARGATE BLVD, COMMISSION CHAMBERS AND
ZOOM WEBINAR ID: 881 35 71 3559
[HTTPS://US02WEB.ZOOM.US/J/88135713559](https://US02WEB.ZOOM.US/J/88135713559)

CITY HALL. 954-972-6454

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CITY HALL. 954-972-6454