



## SITE PLAN APPLICATION

Subject Property Address: 508-512 Melaleuca Drive

Subject Folio Number(s): 4841-36-02-0160, 0170, 0190

Description of Request:

15 UNIT MULTIFAMILY DEVELOPEMENT PROJECT CONSISTING OF (3) SEPERATE 3 STORY BUILDINGS

### AUTHORIZED AGENT INFORMATION

Name: MICHAEL GARRISON AND JAMES CENTANNI - PRISM ARCHITECTURE

Address: 1101 BRICKELL AVE, 8TH FL, MIAMI, FL 33131

Phone Number: 561-719-4224 Email Address: MICHAEL@PRISMARCH.COM

### APPLICANT INFORMATION (IF DIFFERENT THAN THE PROPERTY OWNER)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

### PROPERTY OWNER INFORMATION

Name: 512 MELALEUCA LLC

Address: PO BOX 274 HILLSIDE, NJ 07205

Phone Number: 9085789848 Email Address: POMBALBUILDERS@GMAIL.COM



# OWNER'S AUTHORIZATION AFFIDAVIT

I hereby certify that I am the owner or authorized signatory of the property located at

508-512 MELALEUCA DRIVE, MARGATE, FL 33063

being the subject property for this Site Plan application, and I hereby grant authorization to

MICHAEL GARRISON FROM PRISM ARCHITECTURE to file an application with the City of Margate for approval of the same.

ADELINO PEREIRA

Print owner's or authorized signatory name

*[Signature]*  
Signature of owner or authorized signatory

Owner/Agent Phone Number: 908-578-9848

Email Address: POMBALBUILDERS@GMAIL.COM

Owner/Agent Address: PO BOX 274 HILLSIDE, NJ 07205

STATE OF ~~FLORIDA~~ <sup>NEW JERSEY</sup> COUNTY OF Union

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this day of 26<sup>th</sup> 2024 (year), by ADELINO PEREIRA (print name of person making statement).

*[Signature]*  
(Signature of Notary Public - State of Florida)

GARY A. CARVALHO  
Notary Public - State of New Jersey  
My Commission Expires Nov 20, 2024

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_



<b>Site Address</b>	<b>508 MELALEUCA DRIVE, MARGATE FL 33063</b>	<b>ID #</b>	4841 36 02 0160
<b>Property Owner</b>	512 MELALEUCA LLC	<b>Millage</b>	1212
<b>Mailing Address</b>	%ADELINO PEREIRA PO BOX 274 HILLSIDE NJ 07205	<b>Use</b>	10-01
<b>Abbr Legal Description</b>	HAMMON HEIGHTS SEC 2 34-46 B LOT 3,4 BLK 2		

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\(8\)](#).

\* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$379,960		\$379,960	\$379,960	
2023	\$379,960		\$379,960	\$379,960	\$8,368.44
2022	\$379,960		\$379,960	\$379,960	\$8,272.90

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$379,960	\$379,960	\$379,960	\$379,960
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$379,960	\$379,960	\$379,960	\$379,960
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$379,960	\$379,960	\$379,960	\$379,960

Sales History			
Date	Type	Price	Book/Page or CIN
7/9/2021	WD-Q	\$425,000	117410903
6/14/2018	WD-E	\$225,000	115158242

Land Calculations		
Price	Factor	Type
\$20.00	18,998	SF
<b>Adj. Bldg. S.F.</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



<b>Site Address</b>	<b>512 MELALEUCA DRIVE #1-3, MARGATE FL 33063</b>	<b>ID #</b>	4841 36 02 0170
<b>Property Owner</b>	512 MELALEUCA LLC	<b>Millage</b>	1212
<b>Mailing Address</b>	%ADELINO PEREIRA PO BOX 274 HILLSIDE NJ 07205	<b>Use</b>	08-06
<b>Abbr Legal Description</b>	HAMMON HEIGHTS SEC 2 34-46 B LOT 5 & 6 BLK 2		

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)**.

\* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$189,980	\$255,090	\$445,070	\$445,070	
2023	\$189,980	\$225,080	\$415,060	\$415,060	\$9,141.53
2022	\$189,980	\$205,120	\$395,100	\$395,100	\$8,602.56

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$445,070	\$445,070	\$445,070	\$445,070
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$445,070	\$445,070	\$445,070	\$445,070
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$445,070	\$445,070	\$445,070	\$445,070

Sales History			
Date	Type	Price	Book/Page or CIN
1/15/2019	WD*-E	\$500,000	115559230
6/20/2005	WD*	\$300,000	39964 / 1447
10/13/1999	WD*	\$100	29960 / 58
10/1/1971	WD	\$15,000	9894 / 97

Land Calculations		
Price	Factor	Type
\$10.00	18,998	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1041
<b>Units</b>		3
<b>Eff./Act. Year Built: 1960/1959</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



<b>Site Address</b>	MELALEUCA DRIVE, MARGATE FL 33063	<b>ID #</b>	4841 36 02 0190
<b>Property Owner</b>	512 MELALEUCA LLC	<b>Millage</b>	1212
<b>Mailing Address</b>	%ADELINO PEREIRA PO BOX 274 HILLSIDE NJ 07205	<b>Use</b>	00
<b>Abbr Legal Description</b>	HAMMON HEIGHTS SEC 2 34-46 B LOT 7 BLK 2		

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\(8\)](#).

\* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$116,360		\$116,360	\$73,130	
2023	\$66,490		\$66,490	\$66,490	\$1,464.42
2022	\$94,990		\$94,990	\$94,990	\$2,068.24

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$116,360	\$116,360	\$116,360	\$116,360
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$73,130	\$116,360	\$73,130	\$73,130
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$73,130	\$116,360	\$73,130	\$73,130

Sales History			
Date	Type	Price	Book/Page or CIN
1/15/2019	WD*-E	\$500,000	115559230
6/20/2005	WD*	\$300,000	39964 / 1447
10/13/1999	WD*	\$100	29960 / 58
10/1/1973	WD	\$8,000	9894 / 97
6/1/1971	WD	\$5,000	

Land Calculations		
Price	Factor	Type
\$12.25	9,499	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.

This Instrument Prepared By:

Bret L Kalner

Capital Abstract & Title  
10101 West Sample Road  
Coral Springs, FL 33065

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## Warranty Deed

This Warranty Deed made this 9 day of July, 2021 between 508 Development Corporation, a Florida Corporation whose post office address is 7904 NW 83 St, Tamarac, FL 33321, grantor, and 512 Melaleuca LLC, a Florida Limited Liability Company whose post office address is 1234 Cedar ave, Mountainside, NJ 07092, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

**Lots 3 and 4, Block 2, Hammon Heights Section 2, according to the map or plat thereof as recorded in Plat Book 34, Page 46, Public Records of Broward County, Florida.**

**Parcel Identification Number: 4841 36 02 0160**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Witness Name: Bret Kalner  
Witness Name: Shahar Tamis's

508 Development Corporation  
By: [Signature]  
Gene Pravis, President

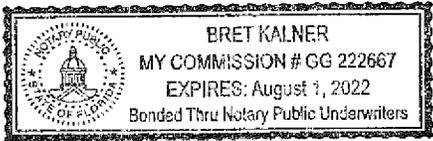
(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of July, 2021 by Gene Pravis, President of 508 Development Corporation, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: Bret Kalner  
My Commission Expires: 8/1/2022



Prepared by:

**Donna Hearne-Gousse, Esq.**  
**President**  
**Law Office of Donna Hearne-Gousse, P.A.**  
**9200 Belvedere Road Suite 113**  
**Royal Palm Beach, FL 33411**  
**561-582-5670**  
File Number: 18-0331

Return to:

**South Florida Title Associates**  
**3351 N. University Drive**  
**Coral Springs, FL 33065**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 15th day of January, 2019 between **Davidoff Properties, L.L.C.**, a Florida limited liability company whose post office address is **7162 Stirling Road, Davie, FL 33024**, grantor, and **512 Melaleuca LLC**, a Florida limited liability company whose post office address is **2634 Ravella Lane, Palm Beach Gardens, FL 33410**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

**Lot 5, 6, and 7, Block 2, HAMMON HEIGHTS SECTION 2, according to the Plat thereof, recorded in Plat Book 34, Page 46, of the Public Records of Broward County, Florida.**

**Parcel Identification Number: 4841 36 02 0170 and 4841 36 02 0190**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Davidoff Properties, L.L.C., a Florida limited liability company

Donna Gousse  
Witness Name: Donna Gousse

By: [Signature]  
Roni Davidoff, Managing Member

Lisa Y. Ramirez  
Witness Name: Lisa Y. Ramirez

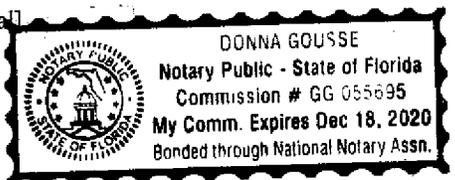
By: [Signature]  
Daniel Davidoff, Managing Member

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 15th day of January, 2019 by Roni Davidoff, Managing Member and Daniel Davidoff, Managing Member of Davidoff Properties, L.L.C., a Florida limited liability company. They  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]



Donna Gousse  
Notary Public

Printed Name: Donna Gousse

My Commission Expires: \_\_\_\_\_



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
512 MELALEUCA LLC

### Filing Information

**Document Number** L18000289284  
**FEI/EIN Number** 83-2853365  
**Date Filed** 12/17/2018  
**Effective Date** 12/17/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

2634 RAVELLA LANE  
PALM BEACH GARDENS, FL 33410

### Mailing Address

PO BOX 274  
HILLSIDE, NJ 07205

### Registered Agent Name & Address

PEREIRA, ADELINO  
2634 RAVELLA LANE  
PALM BEACH GARDENS, FL 33410

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PEREIRA, ADELINO  
2634 RAVELLA LN  
PALM BEACH GARDENS, FL 33410

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	01/31/2022
2023	01/26/2023
2024	02/02/2024

### Document Images

[02/02/2024 -- ANNUAL REPORT](#)

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[01/31/2022 -- ANNUAL REPORT](#)

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[01/18/2020 -- ANNUAL REPORT](#)

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[06/13/2019 -- ANNUAL REPORT](#)

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[12/17/2018 -- Florida Limited Liability](#)

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**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L18000289284  
FILED 8:00 AM  
December 17, 2018  
Sec. Of State  
jafason

**Article I**

The name of the Limited Liability Company is:

512 MELALEUCA LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

2634 RAVELLA LANE  
PALM BEACH GARDENS, FL. 33410

The mailing address of the Limited Liability Company is:

PO BOX 274  
HILLSIDE, NJ. 07205

**Article III**

The name and Florida street address of the registered agent is:

ADELINO PEREIRA  
2634 RAVELLA LANE  
PALM BEACH GARDENS, FL. 33410

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ADELINO PEREIRA

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
ADELINO PEREIRA  
2634 RAVELLA LN  
PALM BEACH GARDENS, FL. 33410 US

**L18000289284**  
**FILED 8:00 AM**  
**December 17, 2018**  
**Sec. Of State**  
jafason

### **Article V**

The effective date for this Limited Liability Company shall be:

12/17/2018

Signature of member or an authorized representative

Electronic Signature: ADELINO PEREIRA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.