

CITY OF MARGATE



APPLICATION FOR REZONING PETITION

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

Richard Riccardi
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

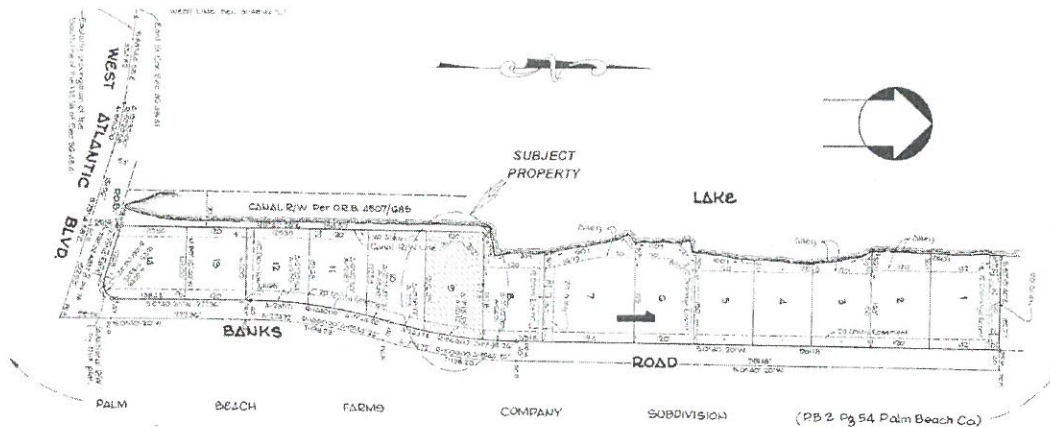
DRAWN BY: A.A.

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
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C.S. = CONCRETE SLAB
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D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
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E.T.P. = ELECTRIC TRANSFORMER PAD
F.F.E. = 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
S.W.K. = SIDEWALK
T. = TANGENT
T.W.P. = 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: _____

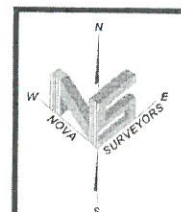
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- 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.
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- 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.
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- BASE FLOOD ELEVATION: 10 FT.

CERTIFIED TO: RMG REAL ESTATE HOLDINGS, LLC



SURVEYOR'S SEAL



5582 N.W. 7TH STREET, SUITE 202
MIAMI, FL 33126
TELEPHONE: (305) 284-2660
FAX: (305) 284-0229

DRAWN BY: A.A.

Nova Surveyors, Inc.

LAND SURVEYORS

SURVEY NO 7-0005315-2

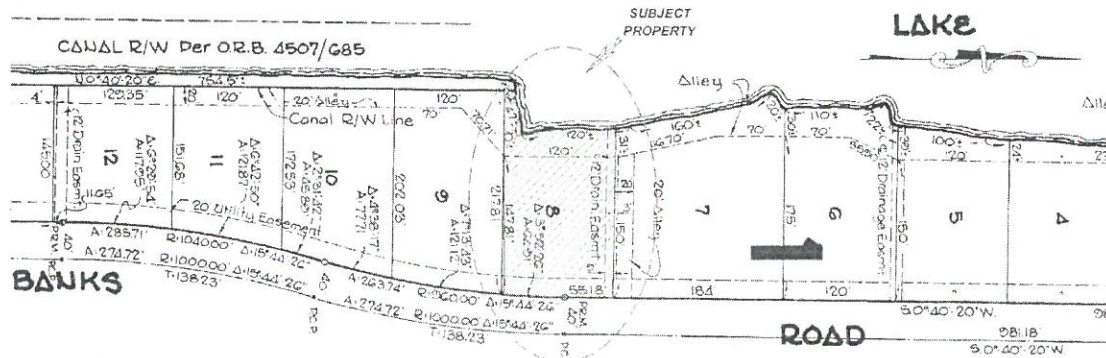
SHEET NO 1 OF 2

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

FARM

COMPANY

SUBDIVISION

ABBREVIATION AND MEANING

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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: _____

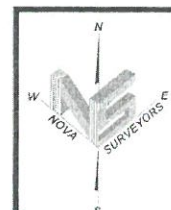
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- BASE FLOOD ELEVATION: 10 FT.

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, L250, 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.
Commitment No. ALTA/ACSM, Surveyor Certification, dated July 2, 2014.

Notes Corresponding to Schedule B

1. Survey was made on the lot of LAMARCO CANTIER, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
2. Survey was made on the lot of LAMARCO CANTIER, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
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SYMBOL LEGEND

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General Notes

1. The survey was made on the lot of LAMARCO CANTIER, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.
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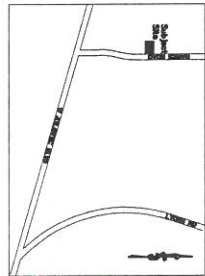
Encroachment Statement

A. Building encroachment by 5 into current 100 foot setback line.

Utility Notes

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

Vicinity Map

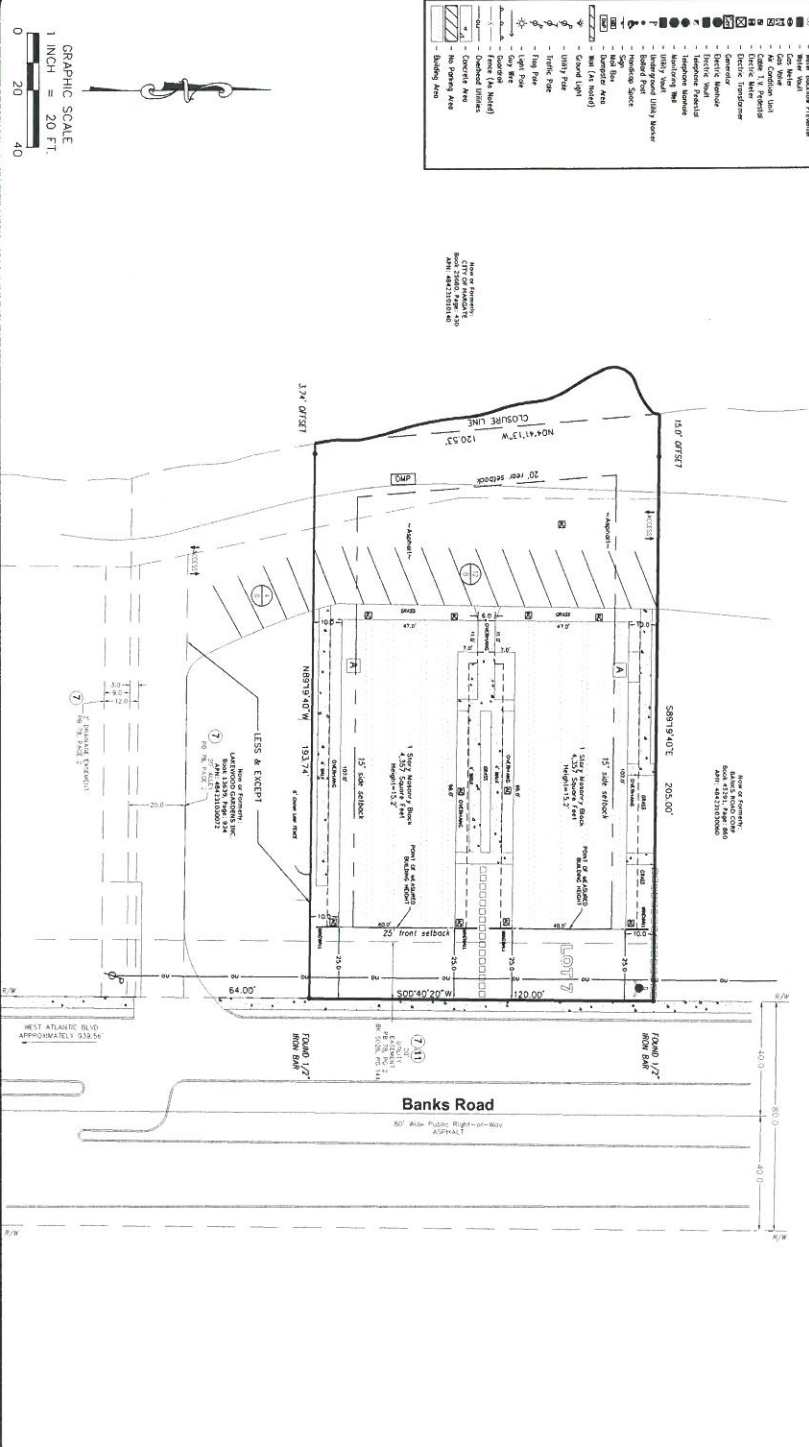


Zoning Notes

Zoning Ordinance: R-1 (Low Density Single-Family Dwelling).
Permitted Use: Yes.
Minimum Lot Area: 10,000 Square Feet.
Minimum Lot Width: 30 Feet.
Minimum Lot Depth: 30 Feet.
Minimum Lot Area: 10,000 Square Feet.
Minimum Lot Width: 30 Feet.
Minimum Lot Depth: 30 Feet.

Surveyed Area

1. The surveyed area is located on the lot of LAMARCO CANTIER, as recorded in Public Record Book 20, Page 2 of the Public Records of Broward County, Florida.



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

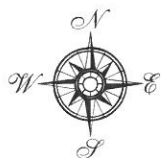
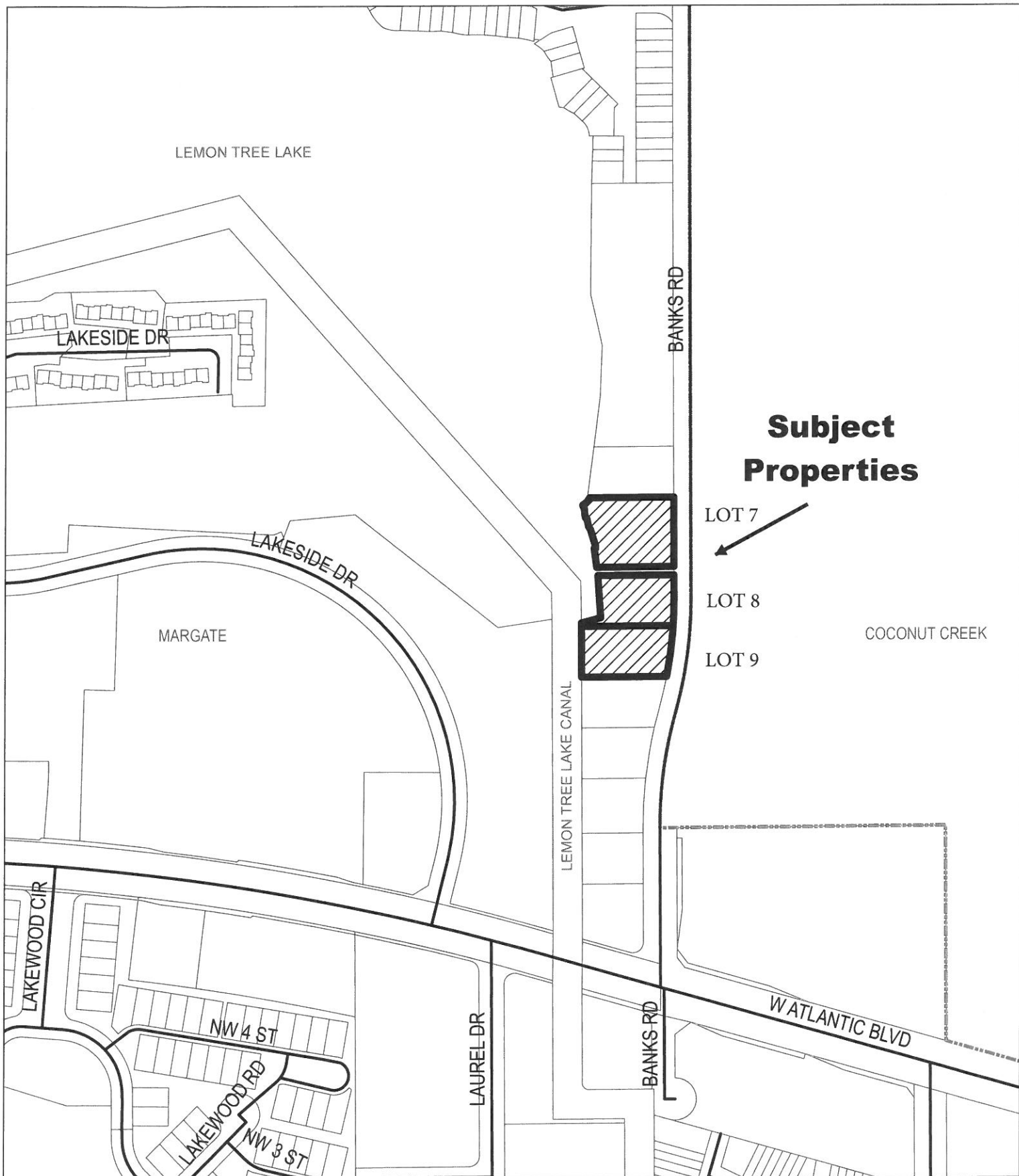
Type	SvcCd	Description	Amount
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

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!



LOTS 7, 8 AND 9 OF LAKEWOOD GARDENS

REZONING

