CITY OF MARGATE

CITY OF MARGATE
Together We Make It Great

APPLICATION FOR REZONING PETITION

Petitioner: Richard Riccardi	(official use) PZ #
Project Name: RMG - Rezone 451-461-471 Banks Rd	
Address: 451-461-471 Banks Rd. Margate FL. 33063	
Acreage	Folio Number
Existing Zoning: R-3	Requested Zoning: CF-1
Legal Description	

Justification for requested zoning:
Expansion of Fellowship Living Facilities Inc - a group home

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

RMG Real Estate Holdings LLC
Company Name

North Port N.Y.
Address

954-972-9495
Phone Number

Fax Number

MARGATE
Together We Make It Great

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

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)

Copy to Petitioner, Finance Department
Original to File

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

DRAWN BY: A.A.

Nova Surveyors, Inc.

LAND SURVEYORS

SURVEY NO 7-0005314-2

SHEET NO 1 OF 2

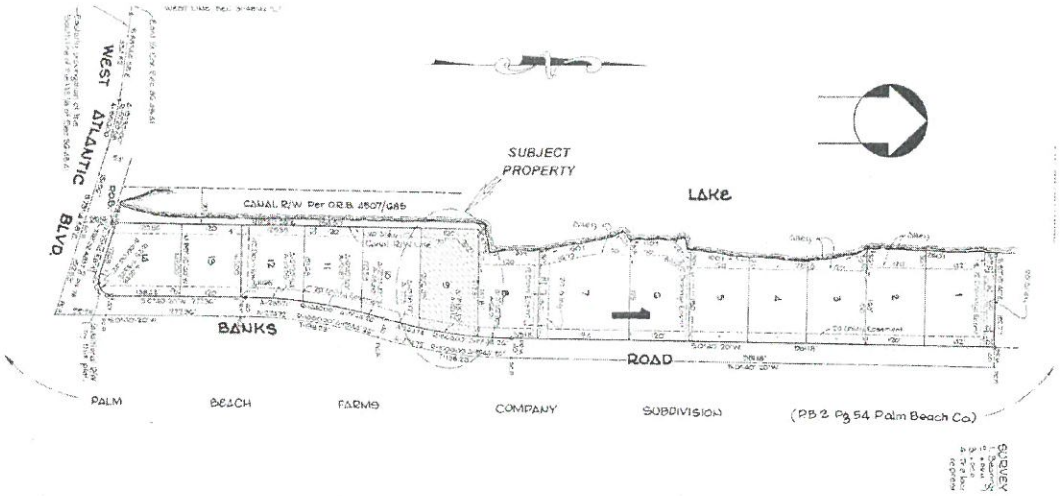
SURVEY OF LOT 9, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 451 BANKS RD, MARGATE, FL 33063

FOR: RMG REAL ESTATE HOLDINGS, LLC

LOCATION SKETCH

Scale 1" = N.T.S.



ABBREVIATION AND MEANING

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A/R = ALUMINIUM ROOF
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R/W = RIGHT-OF-WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE L.B. #8044
SWK = SIDEWALK
T = TANGENT
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
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LEGEND TYPICAL

—OH— OVERHEAD UTILITY LINES
ZZZZ C.B.S. = WALL (CBW)
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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
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ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
CITYOF MARGATE BENCH MARK# 2725
ELEVATION 11.09 FEET OF N.G.V.D. OF 1929

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

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
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- FENCE OWNERSHIP NOT DETERMINED.
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- 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.

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: _____

CERTIFIED TO: RMG REAL ESTATE HOLDINGS, LLC

GEORGE IBARRA CERTIFICATE NO. 2534 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

SURVEYOR'S SEAL

N W E S NOVA SURVEYORS

461 BANKS Rd

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

DRAWN BY: A.A.

Nova Surveyors, Inc.

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SURVEY NO 7-0005315-2

SHEET NO 1 OF 2

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FOR: RMG REAL ESTATE HOLDINGS, LLC

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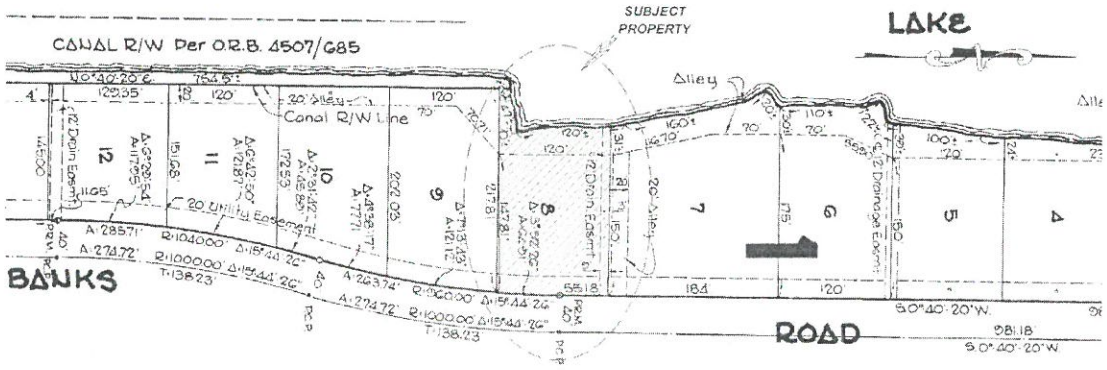

BEACH FARMS COMPANY SUBDIVISION (P

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

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STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

REVISED ON: _____

CERTIFIED TO: RMG REAL ESTATE HOLDINGS, LLC

GEORGE IBARRA CERTIFICATE NO. 2534 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

SURVEYOR'S SEAL

N W E S NOVA SURVEYORS

471 Banks Rd

American National

Commercial Real Estate
Due Diligence Management
3465 South Arlington Road
Suite E #183
Akron, Ohio 44312
330.294.1077
www.amnational.net

ALTA/ACSM Land Title Survey

for

Banks Road-Margate

Surveyor Certification

Banks Road-Margate

471-A, B & C Banks Road
Margate, FL
County of Broward

To: EAM Land Services, Inc.; Stewart Title Guaranty Company; RMG Real Estate Holdings LLC; and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (unless prohibited by locality), 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 of Table A thereof. The field work was completed on June 30, 2014.

Michael E. Petullo
Land Surveyor Number: #4372
In state of Florida
LB #7983
Survey Prepared By:
Michael Petullo, Land Surveying
1 North 1st Street #8
Cocoa Beach, FL 32931
Network reference: #20140428-1
Date of Survey: June 30, 2014
Date of Last Revision:

Title Commitment Legal

The Land referred to in this Commitment is described as follows:

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.

The above described parcel is the same parcel as described in Stewart Title Guaranty Company, Commitment No. EAM108034FL, bearing an effective date of July 2, 2014.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exceptions items contained in Stewart Title Guaranty Company, Commitment No. EAM108034FL, bearing an effective date of July 2, 2014.

(7) 7. Matters as shown on the plat of Lakewood Gardens, as recorded in Plat Book 78 Page 2, of the Public Records of Broward County, Florida.
AFFECTS THE SUBJECT PROPERTY – PLOTTED & SHOWN

(8) 8. Terms, provisions, restrictive covenants, conditions reservations and easements contained in Declaration recorded in Official Record Book 5240 Page 302, as amended in Official Records Book 5920, Page 957 and Official Records Book 26782, Page 864, of the Public Records of Broward County, Florida, which provides for a private charge or assessment.
AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE

(9) 9. Easement contained in instrument recorded in Official Record Book 5827, Page 916, of the Public Records of Broward County Florida.
EFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE

(10) 10. Agreement between SAMOS CORPORATION and MARGATE UTILITIES CORPORATION recorded in Official Record Book 4329, Page 124, as amended in Official Records Book 4673, Page 844 and Official Records Book 5310, Page 295, of the Public Records of Broward County, Florida.
EFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE

(11) 11. Utility easement recorded in Official Record Book 5026, Page 144, of the Public Records of Broward County, Florida.
AFFECTS THE SUBJECT PROPERTY – PLOTTED & SHOWN

SYMBOL LEGEND

- R/W – Right-of-Way
- P.A. – Adjacent Property Line
- ℄ – Centerline
- P.O.B. – Place/Point of Beginning
- P.O.C. – Place/Point of Commencement
- (A) – Surveyor's Observation
- (X) – Schedule B-Section II Item
- Rad – Radius
- Arc – Arc Length
- Δ – Delta Angle
- ChL – Chord Length
- ChB – Chord Bearing
- Calc. – Calculated
- Msd – Measured
- Dd – Deed
- (Record) Actual
- N.R.D. – No Recorded Distance
- ● – Monumentation Found as Noted
- ○ – 1/2 or 5/8" Iron Pin
- ▲ – PK/MAG Nail or Railroad Spike
- △ – MAG Nail or PK Nail Set
- ■ – Monument Found
- (11) / 0 – No. of Regular Parking Spaces / No. of Handicap Parking Spaces
- Manhole
- Storm Manhole
- Catch Basin
- Cleanout
- Sanitary Manhole
- Fire Hydrant
- Water Stand Pipe
- Post Indicator Valve
- Water Valve
- Water Meter
- Water Manhole
- Water Backflow Preventer
- Water Vault
- Gas Meter
- Gas Valve
- Air Condition Unit
- Cable T.V. Pedestal
- Electric Meter
- Electric Transformer
- Generator
- Electric Manhole
- Electric Vault
- Telephone Pedestal
- Telephone Manhole
- Monitoring Well
- Utility Vault
- Underground Utility Marker
- Bollard Post
- Handicap Space
- Sign
- MB – Mail Box
- DMP – Dumpster Area
- Wall (As Noted)
- Ground Light
- Utility Pole
- Traffic Pole
- Flag Pole
- Light Pole
- Guy Wire
- Guardrail
- Fence (As Noted)
- OHU – Overhead Utilities
- Concrete Area
- No Parking Area
- Building Area

General Notes

(GN1) The meridian for all bearings shown hereon is the referenced line of subject property, known as being S 00°40'20" W, per Plat Book 78, Page 2 of Broward County Records.

(GN2) There is indirect access to the subject property via Banks Road, a public right-of-way.

(GN3) There are 12 regular parking spaces and 0 handicapped parking spaces for a total of 12 parking spaces on the subject property.

(GN4) Parcel Number of subject site: APN: 4842-31-03-0071, 4842-31-03-0073 and 4842-31-03-0074

(GN5) On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.

(GN6) Surveyor is unaware of any changes in street right of way lines, either completed or proposed.

(GN7) On the date of the field survey there was not observable evidence of site used as a solid waste dump, sump or sanitary landfill.

(GN8) The posted address on site is 471-A, B & C Banks Road, Margate, FL.

(GN9) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

(GN10) The boundary lines of the Property are contiguous and contains no gap, gores or overlaps.

Encroachment Statement

(A) Buildings encroach by 5' into current side setback line.

Flood Zone

By graphic plotting only, this property is in Zone "AH" of the Flood Insurance Rate Map, Community Panel No. 12011C0115F, which bears an effective date of 9-18-92 and is in a Special Flood Hazard Area.

Wetlands Note

No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

Utility Notes

(UN1) The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

(UN2) From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines and/or service is available for the subject property within the public right of way of Banks Road.

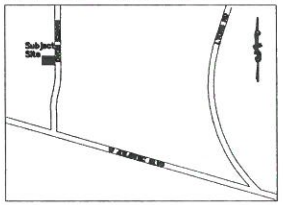
Zoning Notes

Zoning Classification: R3, (Low-Denisity Multiple Dwelling)
Permitted Use: Yes
Building Setbacks: Front=25', Side=15, Rear=20'
Minimum Lot Area: 10,000 Square Feet
Minimum Lot Width: 100'
Maximum Building Height: 50'
Parking Requirements: 20 Required, 2 spaces per 1 bedroom unit (10 units)
Source:

AMP Zoning Consultants 66 North Orlando Avenue Suite 205, Cocoa Beach, Florida 32931 AmpZoning@gmail.com

Vicinity Map

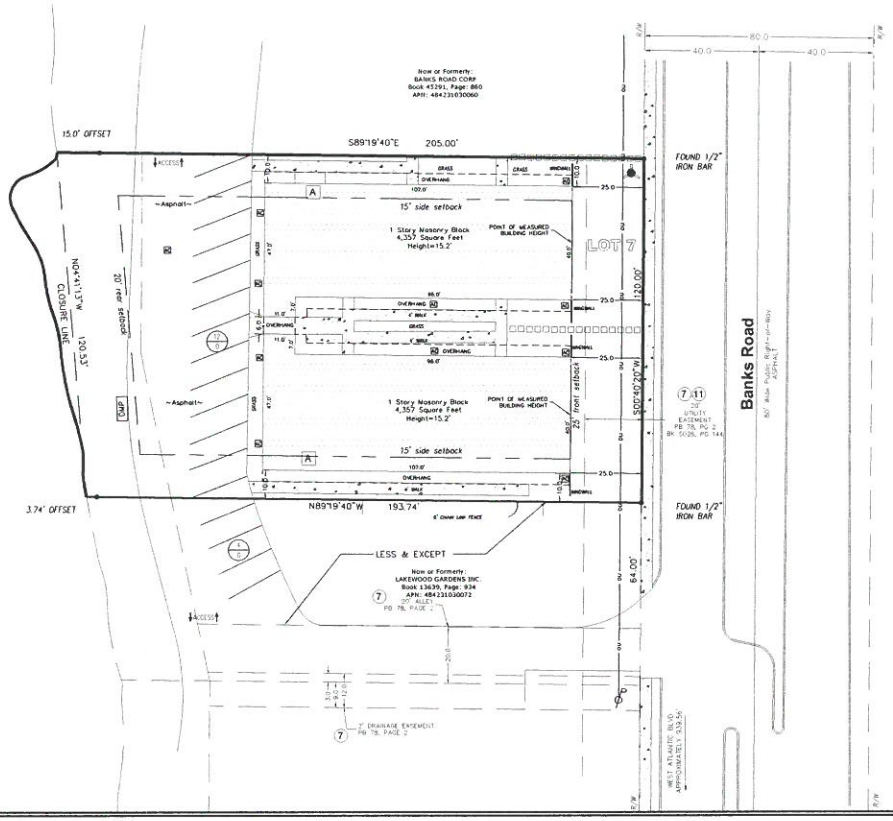
MAP NOT TO SCALE



Surveyed Area

VESTED IN:
TYE HOLDINGS LLC
A Florida Limited Liability Company
Book 44290, Page 764
APN: 4842-21-03-0071,
4842-31-03-0073 &
4842-31-03-0074

TOTAL LAND AREA:
24,686.16± Square Feet
0.567± Acres



GRAPHIC SCALE
1 INCH = 20 FT.
0 20 40

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

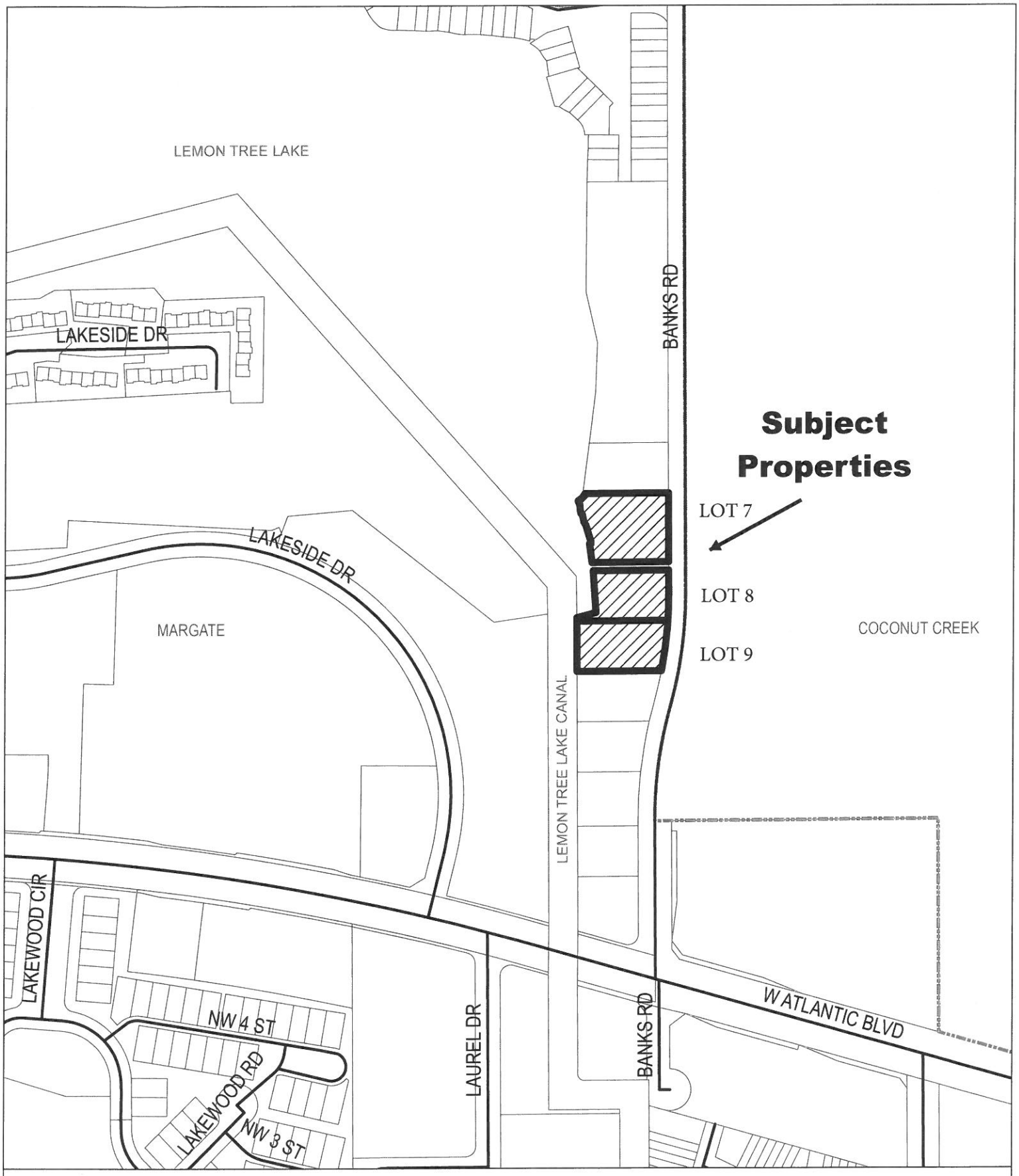
RMG REAL ESTATE HOLDINGS GROUP
4829 S HEMINGWAY CIRCLE
MARGATE, FL 33063
RE: 451-461-471 BANKS ROAD
PUBLIC HEARING SIGN BOND

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

481
471
471
461
451
441
BANKS RD