



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Special Exception (existing)

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

Submittal Date (official use):

11-12-14 P12:24 RCVD


Project Name Miryam Jimenez		DRC # 11-14-06
Address 663 Melaleuca Dr. Margate 33063		
Acreage	Folio Number #841-36-02-46B	Paid: \$500.00
Existing Use Rental Apartment		
Legal Description Flammon Heights Sec 2 34-46-B Lot 1 & 2 Blk 3		

Describe proposal/request in detail	
<input type="checkbox"/>	See Attached.
<input type="checkbox"/>	
<input type="checkbox"/>	

Agent/Contact Name	
Address	
Phone Number	Fax Number
Email Address	

Property Owner Name Miryam Jimenez	
Address 5379 Lyons Rd #154 Coconut Green FL 33073	
Phone Number 954 608 4067	Fax Number 954 420 0731
Email Address Lmiryam@Bellsoth.net	

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 ½ of the Margate City Code.


Property Owner's Signature

11-10-14
Date



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

In accordance with Ordinance #1500.485

I, Miryam Jimenez, 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.

MMJ Financial Services Inc
Business Name

5379 Lyons Rd #154
Address
Coconut Creek FL 33073

[Signature]
Signature

11-10-14
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)

In accordance with Ordinance #1500.485

Miryam Jimenez

Signature / Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at 603 McLauchlin Dr
being the subject property for this variance application, and I give authorization to
Miriam Jimenez to file this petition for the said
variance.

Miriam Jimenez
Print owner's name

[Signature]
Signature of owner

Subscribed and sworn to before me this 9th day of September
20 14.

[Signature]
Signature of Notary

JULIA R. KHAOULI
Print or type name of Notary



[Signature] Personally known to me

[Signature] Produced identification FDC

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 11/17/14 00 Receipt no: 24121

Type	SvcCd	Description	Amount
EI		ECDV SPECIAL EXECPT. USE	
	Qty	1.00	\$500.00

MMJ FINANCIAL SERVICES INC
5379 LYONS RD STE 154
COCONUT CREEK, FL 33073-2810
RE:SPECIAL EXCEPTION EXPEDITED
603 MELALEUCA DRIVE

Tender detail
CK Ref#: 1763 \$500.00
Total tendered: \$500.00
Total payment: \$500.00

Trans date: 11/17/14 Time: 16:11:17

HAVE A GREAT DAY!

Conversion of 603 Melaleuca;

Questions asked by the Associate Planner.

1. What type of facility?
2. How many square feet of living space does the facility have?
3. How many residents?
4. How many bedrooms?
5. How many bathrooms?
6. What are the sleeping arrangements for each apartment? (i.e. how many beds per room, how many residents per bedroom, etc.)
7. What services will the facility provide?
8. Are residents able to take care of their personal hygiene?
9. What is the staffing ratio?
10. How many or what staffing will be living at the facility?
11. Staff that is not living at the facility, how often will they be at the facility and where will they park?
12. Fire alarm system?
13. Sprinkler system?
14. How many parking spaces?
15. Will there be specific parking for staff? For visitors?
16. Where will the provided transportation park?
17. How often will the provided transportation run?
18. How large is the vehicle for the provided transportation? Is this vehicle owned by the facility?
19. When are visitation appointments? (i.e. Saturdays only, weekdays, etc.) What are the hours?
20. Is there a limitation on how many visitors are allowed at the facility at a time?
21. What space are you planning on renting or buying for additional entertainment and family visitation space?

Conversion of 603 Melaleuca;

Answers;

1. Convert the apartment building to an Independent Living Facility.
2. The complex has approximately 9,400. Sf.
3. It will have a max of 32 residents.
4. There are 20 bedrooms.
5. There are 18 bathrooms.
An apartment will have a maximum of 4 people. It will depend on people preference and budget. As a private facility a Shared 2 bedroom will be \$x. per month per person. A couple can decide to take the full 2 bedroom for \$x. Price is not per bed since they are not getting just a room.
6. Each apartment will be equipped with internet, cable TV, and laundry facility. They will have included housekeeping services; laundry for linens, (personal laundry will be included for an extra fee), transportation to the grocery store, Drs, restaurants, etc.
7. Converted to an Independent Living Facility. People are relatively healthy, they normally can't or do not want to drive and do not want to live by themselves.

8. There is no set staffing ratio on an Independent Living Facility, people are relatively healthy. There will be two housekeepers, one nurse practitioner and a chauffeur per an 8 hour shift. One RN on call 24/7.
9. No staff will live in the facility, they will work their shifts.
10. The staff will park at the facility.
11. The building is equipped with 3 smoke detectors per apartment and proper fire extinguishers.
12. If the building is approved to be converted to an ILF and the code requires sprinkle system, it will be installed per code.
13. There are 21 parking spaces.
14. There will be 4 parking for staff, 10 for visitors, 7 spare.
15. One 8 passenger van parked on the premises.
16. At the facility.
17. It is not per run, company vehicle will be parked at the premises and scheduled as a per needed basis.
18. Will be an 8 passenger van own by the facility.
19. The number of visitors will be scheduled on different days and times of the week. It will be scheduled that the number of visitors will not exceed the number of parking spaces in the facility. The residents and staff will meet and decide days and times of visitation.
20. Yes there will be. However it is known that people normally chose to live in an ILF because they do not want to live by themselves and they do not have lots of relatives or friend to visit them.
21. I want to purchase another building to provide a large Gym, pool tables and the like, but first I need to get your guys permission to open the facility and to get it full of people.



SITE LOCATION :	DATE : 01/02/13
603 MELALEUCA DRIVE MARGATE, FL 33063	
CERTIFICATIONS :	
MIRYAM JIMENEZ	

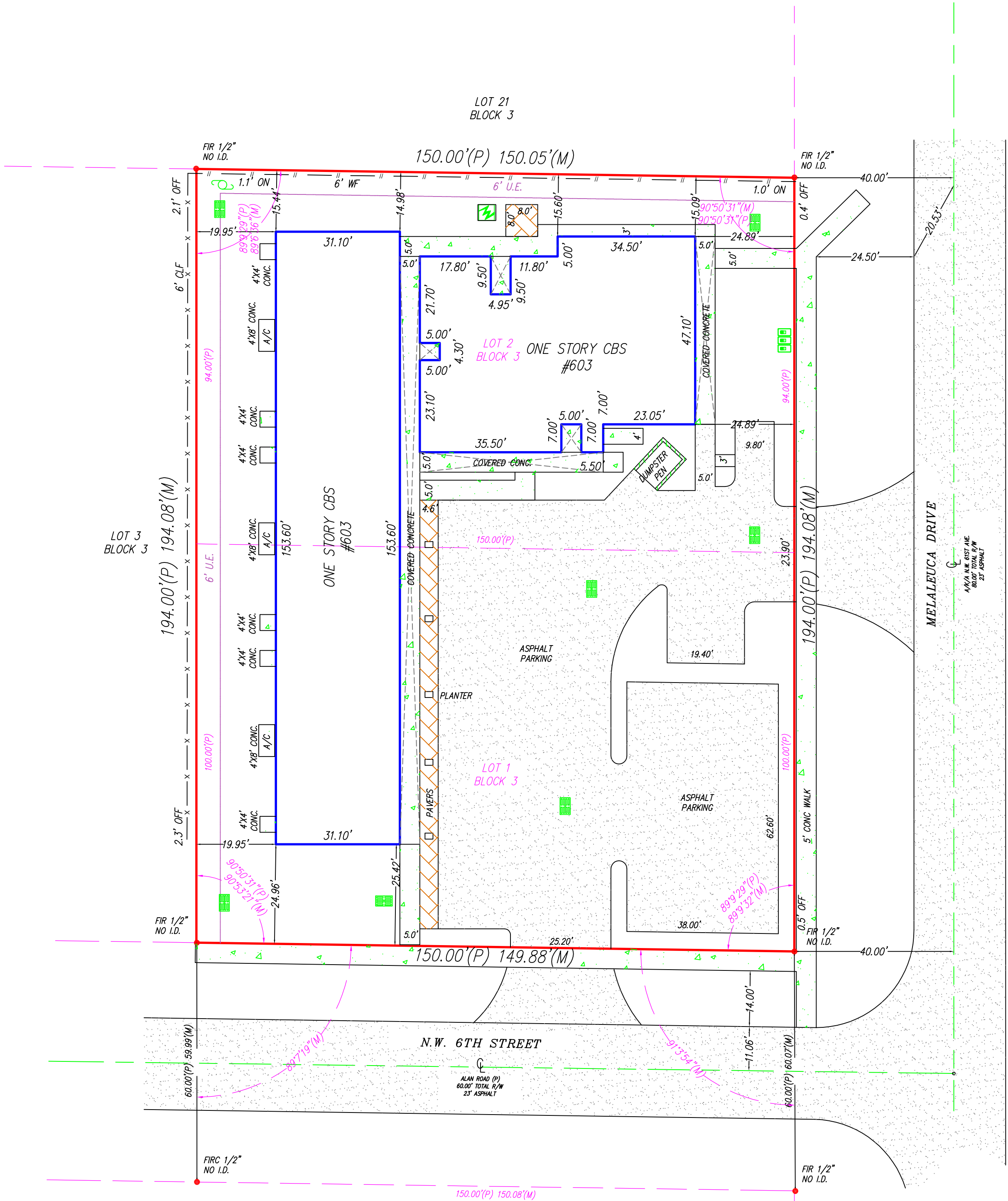
LEGAL DESCRIPTION :	SECTION : 36-48-41	COUNTY: BROWARD	JOB NUMBER: MEL.DR.07-14
LOTS 1 AND 2, BLOCK 3, OF HAMMON HEIGHTS SECTION 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
A/K/A: THE COMMON AREAS AND LIMITED COMMON AREAS AS MORE FULLY DESCRIBED IN SECTION 3 OF THE DECLARATION OF CONDOMINIUM AS RECORDED IN THE OFFICIAL RECORDS BOOK 41272, PAGE 560-561.			

FLOOD ZONE INFORMATION :
COMMUNITY NUMBER: 120047
DATE OF INDEX: 08-18-92
SUFFIX: F
PANEL NUMBER: 0115
BASE FLOOD ELEV: AH 11.0'
FLOOD ZONES "B", "C", "D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREAS

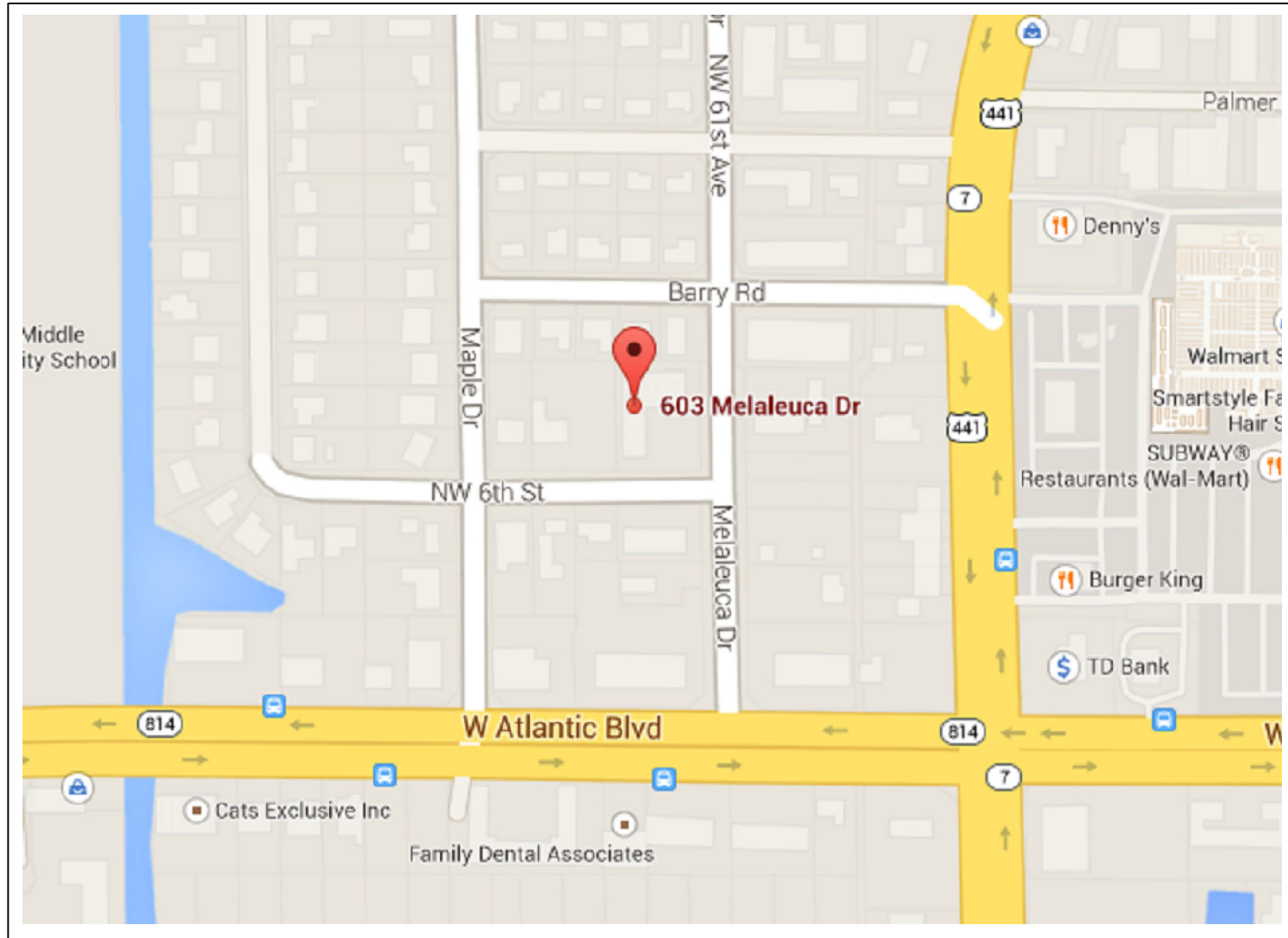
SURVEYOR CERTIFICATION :
(C) 2013
I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027, OF THE FLORIDA STATUTES AND CHAPTER 34-17 OF THE FLORIDA ADMINISTRATION CODE. THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 34-17 OF THE FLORIDA ADMINISTRATION CODE.
FIELD DATE 07-10-2014 SIGNED 07-13-2014
BILL H. HYATT, JR. PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: 4636 STATE OF FLORIDA

SURVEYOR SEAL :
BILL H. HYATT, JR. LICENSE NUMBER: 4636 PROFESSIONAL SURVEYOR & MAPPING STATE OF FLORIDA

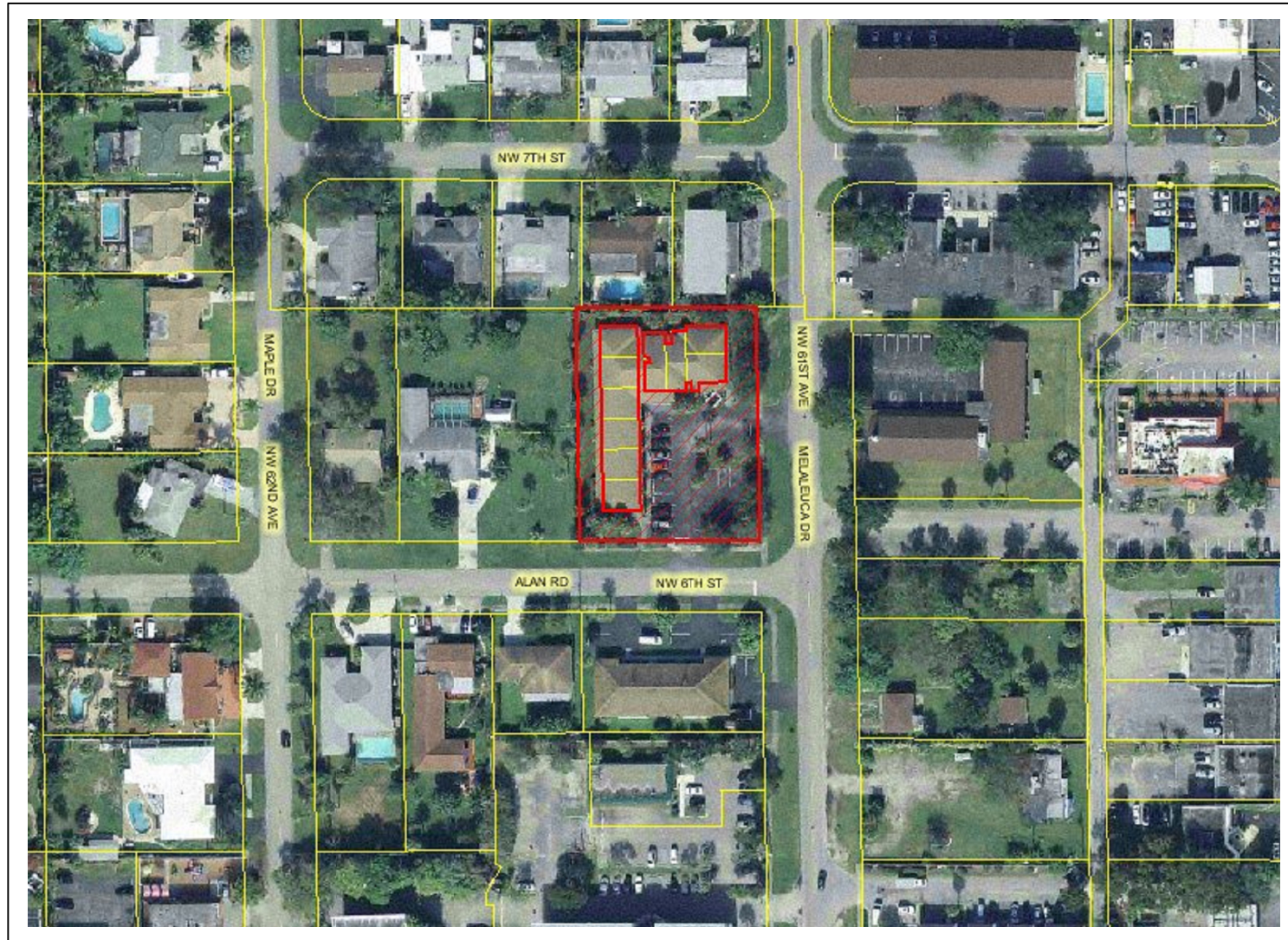
20 0 10 20 SCALE: 1" = 20'
ALLSTATE SURVEYING N



LOCATION MAP:



AERIAL VIEW:



OVERHEAD CABLE(SH) 1. AIR CONDITIONER 2. LIMITED ACCESS EASEMENT 3. EASEMENT 4. EASEMENT 5. EASEMENT 6. EASEMENT 7. EASEMENT 8. EASEMENT 9. EASEMENT 10. EASEMENT 11. EASEMENT 12. EASEMENT 13. EASEMENT 14. EASEMENT 15. EASEMENT 16. EASEMENT 17. EASEMENT 18. EASEMENT 19. EASEMENT 20. EASEMENT 21. EASEMENT 22. EASEMENT 23. EASEMENT 24. EASEMENT 25. EASEMENT 26. EASEMENT 27. EASEMENT 28. EASEMENT 29. EASEMENT 30. EASEMENT 31. EASEMENT 32. EASEMENT 33. EASEMENT 34. EASEMENT 35. EASEMENT 36. EASEMENT 37. EASEMENT 38. EASEMENT 39. EASEMENT 40. EASEMENT 41. EASEMENT 42. EASEMENT 43. EASEMENT 44. EASEMENT 45. EASEMENT 46. EASEMENT 47. EASEMENT 48. EASEMENT 49. EASEMENT 50. EASEMENT 51. EASEMENT 52. EASEMENT 53. EASEMENT 54. EASEMENT 55. EASEMENT 56. EASEMENT 57. EASEMENT 58. EASEMENT 59. EASEMENT 60. EASEMENT 61. EASEMENT 62. EASEMENT 63. EASEMENT 64. EASEMENT 65. EASEMENT 66. EASEMENT 67. EASEMENT 68. EASEMENT 69. EASEMENT 70. EASEMENT 71. EASEMENT 72. EASEMENT 73. EASEMENT 74. EASEMENT 75. EASEMENT 76. EASEMENT 77. EASEMENT 78. EASEMENT 79. EASEMENT 80. EASEMENT 81. EASEMENT 82. EASEMENT 83. EASEMENT 84. EASEMENT 85. EASEMENT 86. EASEMENT 87. EASEMENT 88. EASEMENT 89. EASEMENT 90. EASEMENT 91. EASEMENT 92. EASEMENT 93. EASEMENT 94. EASEMENT 95. EASEMENT 96. EASEMENT 97. EASEMENT 98. EASEMENT 99. EASEMENT 100. EASEMENT	LEGEND & ABBREVIATIONS :	LEGEND & ABBREVIATIONS :
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THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM ALLSTATE SURVEYING & MAPPING. THE FOLLOWING NOTES APPLY: UNLESS OTHERWISE SHOWN HEREON, THE FOLLOWING NOTES APPLY: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 5. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 6. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 7. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 8. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 9. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 10. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 11. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 12. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT. 13. 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4987 UNIVERSITY DRIVE, LAUDERHILL, FLORIDA 33351 PHONE: (888) 569-4480 FAX: (888) 569-4590 WWW.ALLSTATESURVEYORS.COM	ALLSTATE SURVEYING State of the Art Land Surveying & Mapping
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20 0 10 20 SCALE: 1" = 20'
ALLSTATE SURVEYING N

All Terrain Landscaping

7250 NW 84th Avenue
Parkland, FL 33067
Phone (954) 565-6453 - Cell (954) 658-5040
MikeAllTerrain@aol.com
Serving South Florida Since 1981

0248

1) ALONG MELALEUCA N TO SOUTH

5-10" LIVE OAK 24'
1-8" LIVE OAK 20'
1-10" LIVE OAK 22'
1-12" LIVE OAK

25 RED TIP COCOPLUM 4'

38 RED TIP COCOPLUM 4'

2) ALONG FRONT OF BUILDING

5 ALEXANDRA PALM 10-17'

6 DOWNY JASMINE 3'
(MULTIFLORA)

5 RED TIP COCOPLUM 4'

1 JATROPHIA 5'

39 DOWNY JASMINE 3'

3) FRONT PARKING LOT

22' SABLES
16' SABLES

38

4) SOUTH PROPERTY LINE (LEFT) (ALONG NW 6 STREET)

1-12" CAL ^{LIVE} OAK 22'

1-6" CAL LIVE OAK 16' OA

2-26' SABLES

1-10" CAL LIVE OAK 24'

23 RED TIP COCOPLUM

7 RED TIP COCOPLUM

20-RED TIP COCOPLUM

5 PODOCARPUS 5'

5) BACK PROPERTY LINE (WEST)

1-10" CAL LIVE OAK 24'

1-8" CAL MAHOGANY 18'

2-28' SABLE

2-20' SABLE

1-4" CAL MAHOGANY 15'

100 PODOCARPUS 5'

6) BACK PROPERTY LINE (NORTH) (RIGHT)

1-20' SABLE

1-24' SABLE

1-9" CAL LIVE OAK 25'

1-10" CAL LIVE OAK 24'

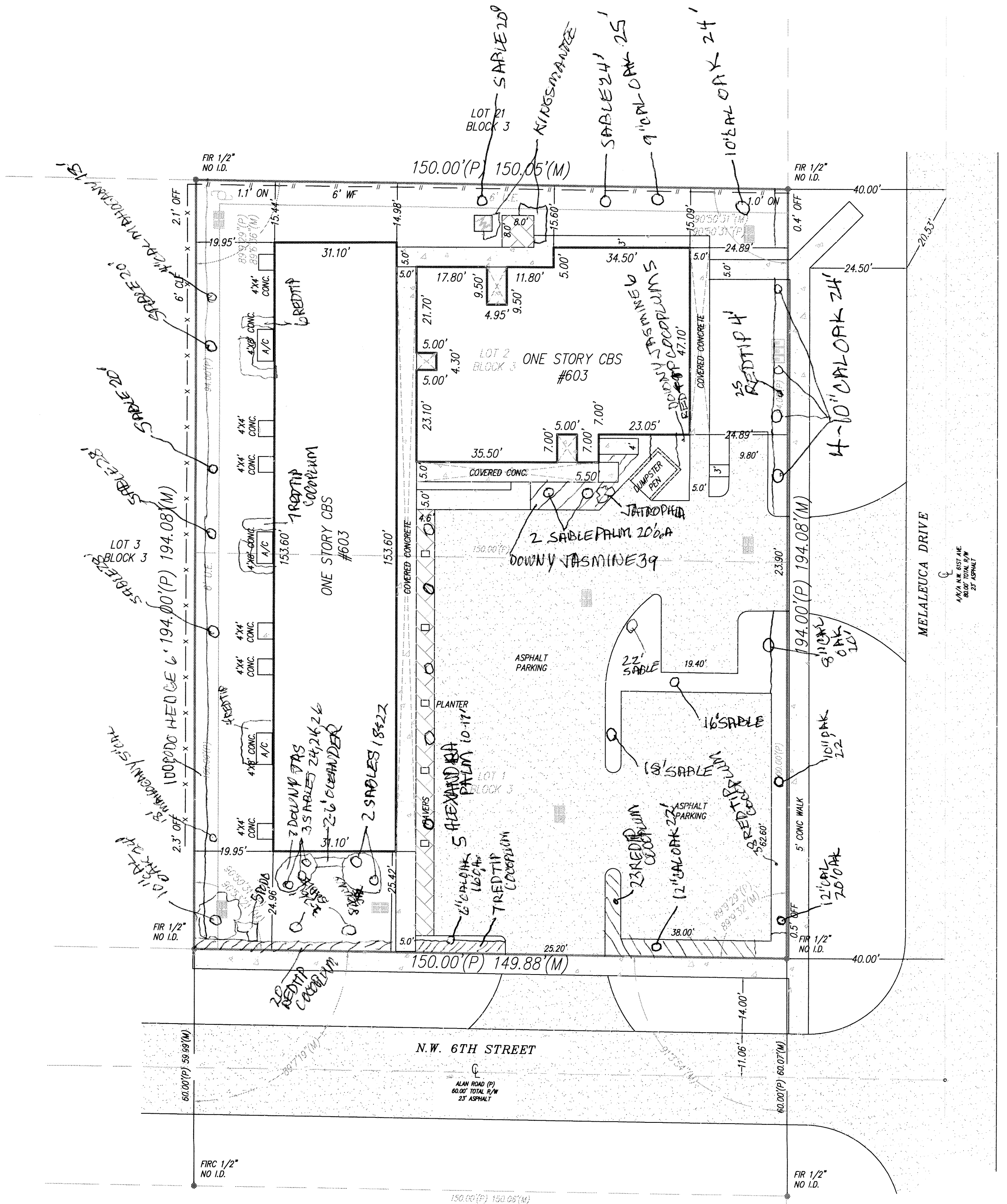
6 KINGSMANTLE

7) INTERIOR LEFT SIDE

3-26' SABLES
2-20' SABLES

15 DOWNY JASMINE

8) BACK WEST INTERIOR
17 RED TIP COCOPLUM
AROUND 3 1/2 INCH



SITE LOCATION :

DATE : 01/02/13

LEGAL DESCRIPTION :

SECTION : 36-48-41

COUNTY: BROWARD

603 MELALEUCA DRIVE MARGATE, FL 33063

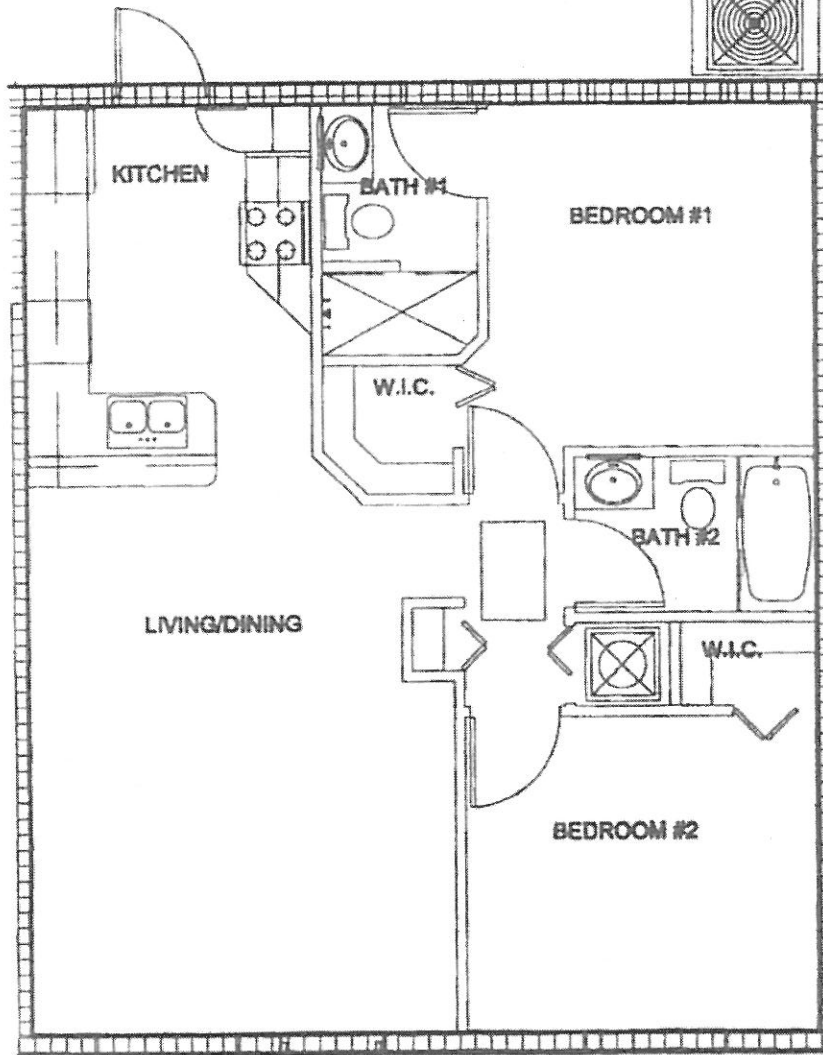
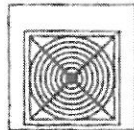
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MIRYAM JIMENEZ

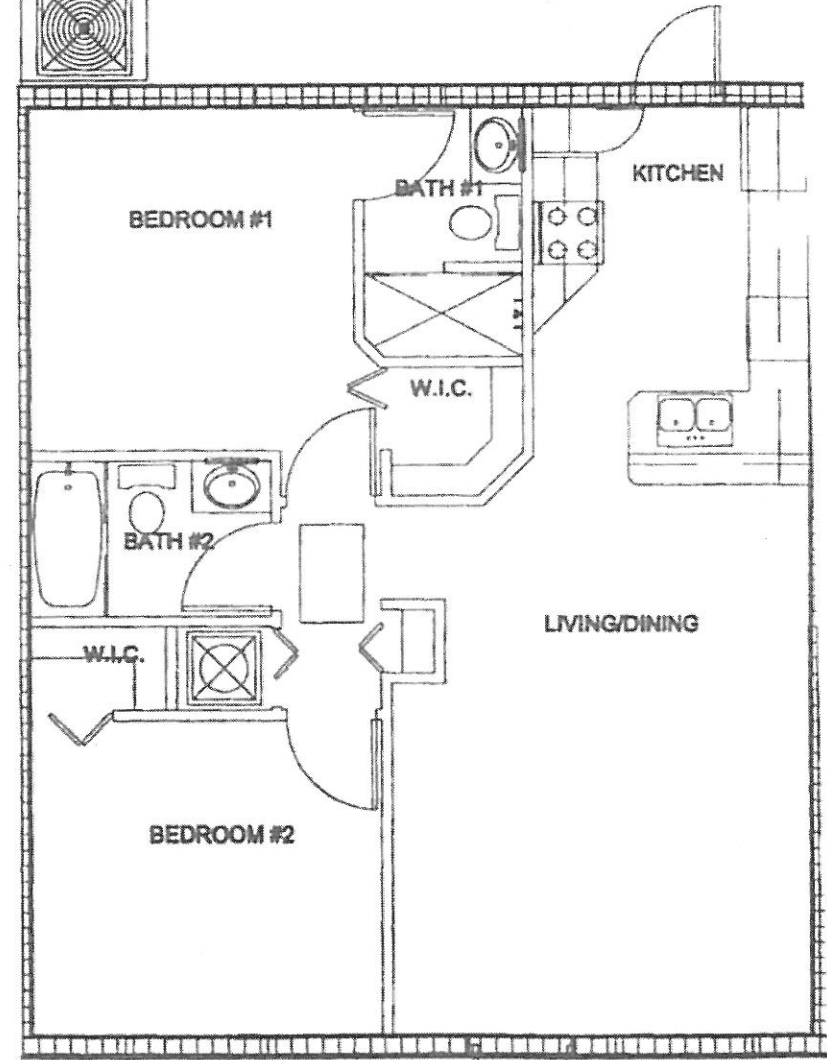
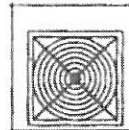
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AREA = 900 sq.ft.



AREA = 900 sq.ft.





Margate Fire Rescue Annual Inspection Report

Business Name: COURTYARDS

Location: 603 MELALEUCA DR

Date: 11-12-14

Inspection Type: Annual Local Business Tax Receipt

Permit: _____ Fee: _____

	1. Address required front and rear
	31. Fire extinguishing equipment requires service
	32. Fire extinguisher to be visible and accessible
	34. Sprinklers and standpipes must function properly and be certified
	50. Remove extension cords and multiple outlet devices
	54. Storage should be removed from the meter room
	60. Exit doors may not be locked while building is occupied
	65. Exit signs must be properly located and illuminated
	66. Emergency lighting installed or repairs needed
	72. Service to alarm system and/or devices required

Comments: NO VIOLATIONS NOTED

Date of Approval: 11-12-14

Inspector: KWILSON

Recipient signature: [Signature]

Re-inspection dates: _____

Margate Fire Rescue 1811 Banks Road 954-971-6232