



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Rezoning

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

Submittal Date (official use):

03-31-15 P03:50 IN

Project Name Atlantic Margate Medical Center		DRC # 04-15-05
Address (Bldg 1- 6101 W. Atlantic Blvd) (Bldg 2 - 513 Melaleuca Drive)		
Acreage SITE 1 - 1.11 acres SITE 2 - 0.235 acres	Folio Number (Bldg 1 - 4841 36 02 0060) / (Bldg 2 - 4841 36 02 0080)	Paid: \$3,000.00
Existing Use Office buildings		
Legal Description See attached - Exhibit A. , Exhibit B.		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that the site would need to be rezoned to CF-1, and a new site plan would need to be approved by the City of Margate.

(Building 1 - 6101 W. Atlantic Blvd., SF 48,344 Acreage 1.11 acres) (Building 2 - 513 Melaleuca Drive SF 10,246 Acreage 0.235 acres)

Agent/Contact Name Jerome Lehman	
Address 660 E. Hillsboro Blvd. #105 Deerfield Beach, FL 33441	
Phone Number (561) 995-8887	Fax Number (954) 919-1502
Email Address jlehman@lehmanre.com	

Property Owner Name See attached - Exhibit C , Exhibit D	
Address See attached - Exhibit C , Exhibit D	
Phone Number See Exhibit C, Exhibit D	Fax Number
Email Address ↓	

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.

Please see Exhibits C & D
Property Owner's Signature

April 1, 2015
Date

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 3/17/15 00 Receipt no: 92062

Type	SvcCd	Description	Amount
EG		ECDV REZONING	
	Qty	1.00	\$3000.00

CYBER CENTERS INTERNATIONAL
660 E HILLSBORO BLVD
SUITE 105
DEERFIELD BEACH, FL 33441
954-889-7600
RE: ATLANTIC MARGATE
MEDICAL CENTER
BLDG 1- 6101 W ATLANTIC BLVD
BLDG 2- 513 MELALEUCA DRIVE

Tender detail
CK Ref#: 7219 \$3000.00
Total tendered: \$3000.00
Total payment: \$3000.00

Trans date: 3/31/15 Time: 16:13:34

HAVE A GREAT DAY!



MARGATE
Together We Make It Great

PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT
In accordance with Ordinance #1500.485

I, Jerome Lehman, 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.

Atlantic Margate LLC

Business Name

660 E. Hillsboro Blvd. Suite 105 Deerfield Beach, FL 33441

Address

Jerome Lehman, Member

Signature

3/30/15

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)

Exhibit A

Project: Atlantic Margate Medical Center

Building 1

6101 Atlantic Blvd, Margate, FL

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 8, 9, 10, 11, 12, AND 14 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14; THENCE $01^{\circ}04'32''$ WEST, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 98.00 FEET; THENCE NORTH $89^{\circ}45'43''$ EAST, ALONG THE NORTH LINE OF SAID LOT 12 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 80.07 FEET; THENCE SOUTH $01^{\circ}04'32''$ EAST, ALONG A LINE 5.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 12, A DISTANCE OF 78.00 FEET; THENCE NORTH $89^{\circ}45'43''$ EAST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 109.00 FEET; THENCE NORTH $01^{\circ}04'31''$ WEST, A DISTANCE OF 29.49 FEET; THENCE NORTH $89^{\circ}45'43''$ EAST, A DISTANCE OF 36.15 FEET; THENCE SOUTH $01^{\circ}04'31''$ EAST, ALONG THE EAST LINE OF LOTS 11 AND 12, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF MELALEUCA DRIVE, A DISTANCE OF 187.57 FEET; THENCE SOUTH $44^{\circ}02'29''$ WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH $89^{\circ}48'39''$ WEST, A DISTANCE OF 202.41 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY OF ATLANTIC BOULEVARD); THENCE NORTH $01^{\circ}04'32''$ WEST, ALONG A LINE 2.50 FEET WEST OF THE WEST LINE OF SAID LOT 9, A DISTANCE OF 116.17 FEET; THENCE SOUTH $89^{\circ}45'43''$ WEST, A DISTANCE OF 5.99 FEET; THENCE NORTH $01^{\circ}04'32''$ WEST, A DISTANCE OF 10.85 FEET; THENCE NORTH $29^{\circ}43'41''$ EAST, A DISTANCE OF 24.61 FEET; THENCE NORTH $60^{\circ}16'19''$ WEST, A DISTANCE OF 4.79 FEET; THENCE NORTH $01^{\circ}04'32''$ WEST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 11.44 FEET TO THE POINT OF BEGINNING.

(BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH $89^{\circ}48'39''$ EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD- U.S.441). SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,

Exhibit B

Project: Atlantic Margate Medical Center

Building 2

513 Melaleuca Drive, Margate, FL

LEGAL DESCRIPTION:

THAT PORTION OF LOT 12 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 1; THENCE NORTH $89^{\circ}45'43''$ EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}45'43''$ EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 145.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH $01^{\circ}04'31''$ EAST, ALONG THE EAST LINE OF SAID LOT 12, ALSO BEING THE WEST RIGHT OF WAY LINE OF MELALEUCA DRIVE, A DISTANCE OF 48.51 FEET; THENCE SOUTH $89^{\circ}45'43''$ WEST, A DISTANCE OF 36.15 FEET; THENCE SOUTH $01^{\circ}04'32''$ EAST, A DISTANCE OF 29.49 FEET; THENCE SOUTH $89^{\circ}45'43''$ WEST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 109.00 FEET; THENCE NORTH $01^{\circ}04'32''$ WEST, ALONG A LINE 5.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLE TO THE WEST LINE OF SAID LOT 12, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING.

(BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH $89^{\circ}48'39''$ EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD- U.S.441).

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

Exhibit C

Project Name: **Atlantic Margate Medical Center**

Address: Northwest corner of Atlantic Boulevard and Melaeluca Drive (NW 61st Avenue)

Building 1

Folio Number: 4841 36 02 0060

Site Address: 6101 W Atlantic Boulevard, Margate

Property Owner: BLCM LLC

Mailing Address: 1025 NW 17 AVE #A1
Delray Beach, FL 33445

Phone Number: 561-2895480

Fax Number: 561-819-1009

Email Address: bleoni@alarmpartners.com

In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that site would need to be rezoned to CF-1, and a new site plan would need to be approved by the City of Margate.

Acreage 1.11 Acres

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.

BLCM LLC

BY: 

Charles May, Member

Date

3/27/15

Exhibit D

Building 2

Atlantic Margate Medical Center

Northwest corner of Atlantic Boulevard and Melaleuca Drive (NW 61st Avenue)

Building 2

Folio Number 4841 36 02 0080

Site Address: 513 Melaleuca Drive, Margate

Property Owner: Katz, Robert & Lisa Nalven

Mailing Address: 2131 SW 27 Lane
Fort Lauderdale FL 33312

phone Number: 954-599-6700

Fax Number: N/A

Email Address: robert.n.katz@gmail.com

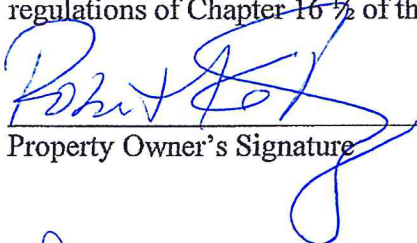
Abbreviated Legal Description:

HAMMON HEIGHTS SEC 2 34-46 B LOT 12 LESS POR DESC IN OR 28879/684 BLK 1

In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that site would need to be rezoned to CF-1, and a new site plan would need to be approved by the City of Margate.

Acreage 0.235 Acres

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 16-1 of the Margate City Code.


Property Owner's Signature

3/27/15
Date



3/27/15

BLCM LLC
1025 NW 17th Avenue, #A-1
Deerfield Beach, Florida 33445

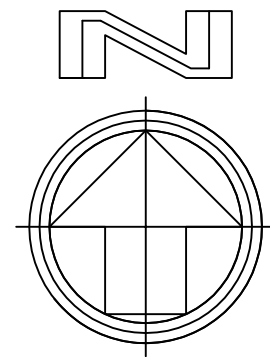
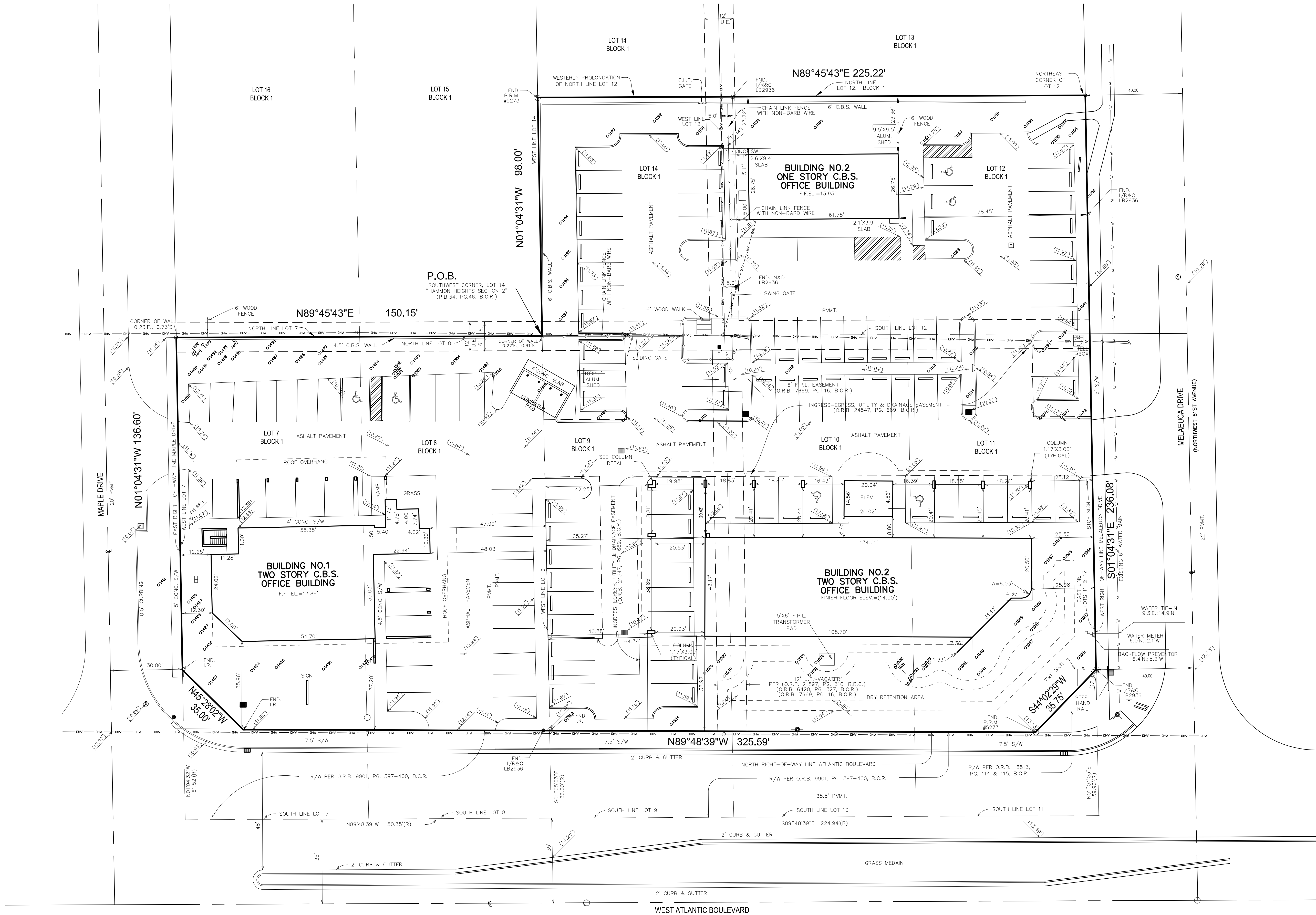
TO WHOM IT MAY CONCERN:

This letter is to acknowledge and affirm that BLCM, LLC hereby appoints Jerome Lehman as its agent for all matters relating to the rezoning of our property at 6101 W Atlantic Blvd, Margate, FL 33063 with the authority to testify and execute documents related thereto.

BLCM LLC

BY: 

Charles May, Member



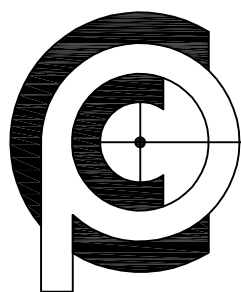
ABBREVIATIONS:

- B.C.R. = BROWARD COUNTY RECORDS
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- IR/C = IRON ROD AND CAP
- M.B. = MAP BOOK
- MON. = MONUMENT
- N/D = NAIL & DISC
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE (S)
- R/W = RIGHT-OF-WAY
- S/W = SIDEWALK
- CS = CONCRETE STAIRS
- CP = CONCRETE PAD
- SS = STEEL STAIRS
- OW = CONCRETE WALK
- FGB = FENCE GATE BOX
- MB = MAILBOX
- SP = SURVEILLANCE POLE

LEGEND:

- CATCH BASIN
- CABLE JUNCTION BOX
- CENTERLINE
- CLEANOUT
- ELECTRIC SERVICE
- ELEVATION, EXISTING
- EDGE OF WATER
- FIRE HYDRANT
- FENCE, CHAIN LINK
- FENCE, METAL
- FENCE, WOOD
- FPL (ELECTRIC) PAD
- HANDICAP PARKING
- CONCRETE MONUMENT
- ELEVATION, AS-BUILT
- ELEVATION, PROPOSED
- FLOW ARROW
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NAIL & TIN TAB
- POLE ANCHOR
- POLE, CONC.
- POLE, METAL
- POLE, WOOD
- SIGN
- TELEPHONE, JUNCTION BOX
- WATER METER
- WATER VALVE
- YARD DRAIN
- IR&C LB2936, SET 1/2"
- NAIL & DISC
- SANITARY SERVICE(S)
- TREE DESIGNATION (GENERIC, SEE TREE TABLE FOR INFORMATION)

						SCALE: 1"=20'
						DATE: 3-31-15
						DRAWN BY: KDM
						CHECKED BY: LMC
						FB/PG: 1910/20-25&TDS
1	3/31/15	KDM	LMC	BOUNDARY AND TOPOGRAPHIC SURVEY	1910/20-25	SURVEY TYPE: BOUNDARY AND TOPOGRAPHIC SURVEY
NO.	DATE	BY	CK'D	REVISIONS	FB/PG	



CARNAHAN • PROCTOR • CROSS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442
PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

BOUNDARY AND TOPOGRAPHIC SURVEY
MARGATE OFFICE COMPLEX

A PORTION OF LOTS 7-12 & 14 BLOCK 1
"HAMMON HEIGHTS SECTION 2" (PB. 34, PG. 46, B.C.R.)
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

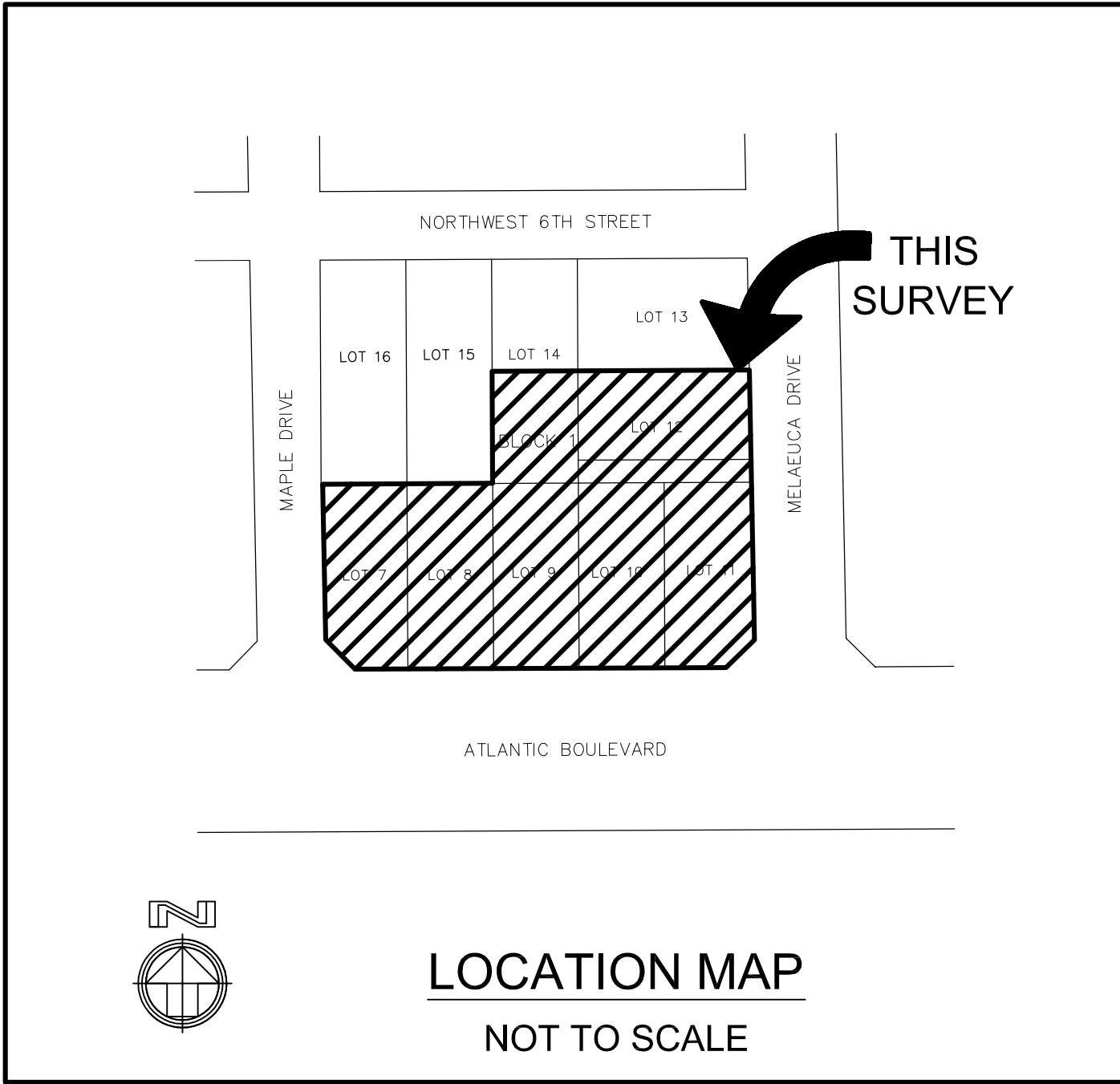
FILE NO.: 150102

SHEET 2 OF 2

SEAL

TREE TABLE			
NO.	TYPE	DIAMETER	HEIGHT
1031	PALM	1"	10'
1032	PALM	1"	10'
1033	PALM	1"	15'
1040	PALM	1"	20'
1041	PALM	1"	30'
1042	PALM	1"	25'
1047	C.PAML	1.5'	10'
1048	PALM	1"	30'
1049	PALM	1"	25'
1050	PALM	1"	25'
1056	PALM	1"	40'
1057	PALM	1"	40'
1064	PALM	1"	12'
1065	PALM	1"	20'
1066	PALM	1"	20'
1067	PALM	1"	15'
1076	PALM	1"	20'
1077	PALM	1"	25'
1078	PALM	1"	15'
1111	B. OLV	1.1'	30'
1112	B.BRUSH	1.1'	20'
1113	B.BRUSH	1.1'	20'
1138	UNK	1"	10'
1139	CPALM	1.2'	10'
1140	PINE	2"	50'
1150	B.OLV	1.4'	20'
1155	PALM	1"	20'
1156	PALM	1"	20'
1157	PALM	0.8'	20'
1158	UNK	0.5'	18'
1159	UNK	0.6'	18'
1160	UNK	1.4'	25'
1161	UNK	1"	20'
1183	UNK	0.4'	10'
1189	O.BRCH	0.6'	10'
1190	UNK	1.5'	30'
1191	BOLV	1.5'	30'
1192	B.BRSH	1"	20'
1193	B.OLV	1"	20'
1194	BBRSH	1.6'	25'
1195	BBRSH	1.6'	25'
1196	BBRSH	1.6'	25'
1197	BBRSH	3.4'	25'
1396	UNK	2.5'	20'
1401	PALM	1"	20'
1406	PALM	0.3'	10'
1407	PALM	0.3'	10'
1408	PALM	0.3'	18'
1409	PALM	0.3'	18'
1426	PALM	1.3'	15'

TREE TABLE			
NO.	TYPE	DIAMETER	HEIGHT
1427	PALM	1.3'	15'
1428	UNK	2"	15'
1429	PALM	1.3'	15'
1430	PALM	1.3'	15'
1434	UNK	1"	20'
1435	PALM	1"	20'
1436	UNK	1"	25'
1438	PALM	0.4'	25'
1439	PALM	1.3'	20'
1459	BBSH	1.2'	35'
1480	L OAK	0.7'	30'
1481	L OAK	3"	30'
1482	UNK	1.7'	30'
1483	UNK	2"	30'
1484	UNK	2"	30'
1485	UNK	1.7'	30'
1486	UNK	0.8'	30'
1487	UNK	1.6'	30'
1488	UNK	2.6'	30'
1489	PALM	0.3'	15'
1490	PALM	0.4'	15'
1491	PALM	0.4'	15'
1492	PALM	0.4'	15'
1493	PALM	0.6'	15'
1494	PALM	1.4'	15'
1495	PALM	0.5'	15'
1496	PALM	0.6'	20'
1497	PALM	0.7'	20'
1498	PALM	0.7'	20'
1499	PALM	0.6'	20'
1500	PALM	0.4'	20'
1501	PALM	0.4'	20'
1502	PALM	0.4'	20'
1503	PALM	1.6'	20'
1504	PALM	1.4'	15'
1505	PALM	1.4'	15'
1515	UNK	2.5'	35'
1523	OLV	1.1'	15'
1524	OLV	1.8'	20'
1526	PALM	1"	25'
1527	PALM	1"	25'
1528	PALM	1"	25'
1529	PALM	1"	25'
1530	PALM	1"	30'
1531	PALM	1"	30'
1532	PALM	1"	30'
1533	PALM	1"	30'
1534	PALM	1"	30'



DESCRIPTION:

THAT PORTION OF LOTS 7, 8, 9, 10, 11, 12, AND 14 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE 01°04'31" WEST, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 98.00 FEET; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 12 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 225.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE THENCE SOUTH 01°04'31" EAST, ALONG THE EAST LINE OF LOTS 11 AND 12, ALSO BEING THE WEST RIGHT OF WAY LINE OF MELAEUCA DRIVE, A DISTANCE OF 236.08 FEET; THENCE SOUTH 44°02'29" WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 89°48'39" WEST, A DISTANCE OF 325.59 FEET; THENCE NORTH 45°28'02" WEST, A DISTANCE OF 35.00 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD); THENCE NORTH 01°04'31" WEST, ALONG THE WEST LINE OF SAID LOT 7, ALSO BEING THE EAST RIGHT OF WAY LINE OF MAPLE DRIVE, A DISTANCE OF 136.60 FEET; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 150.15 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH 89°48'39" EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD- U.S.441).

SAID LANDS SITUATE AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINS 82,411 SQUARE FEET AND/OR 1.89 ACRES, MORE OF LESS.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION NO. LB2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH 89°48'39" EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD- U.S.441), AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- ELEVATIONS SHOWN HEREON ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1439. DESCRIPTION: "SQUARE" CUT IN CONC WALKWAY ON NORTH SIDE OF HOME SAVINGS BANK, S.E. CORNER OF 441 AND ATLANTIC BLVD., WEST SIDE OF ENTRANCE WALK, 22' NORTH OF FRONT DOOR, 3.2 FEET N.E. OF THE WEST FOYER COLUMN AND 8' SOUTH OF NORTH EDGE OF WALKWAY. ELEVATION: 16.543, NATIONAL GEODETIC VERTICAL DATUM OF 1929. CONVERTED TO NAVD 88 USING THE ARMY CORP OF ENGINEERS CORPSCON PROGRAM VERSION 6.01, CONVERSION FACTOR -1.563.
- ELEVATIONS SHOW ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- NO TITLE SEARCH WAS PERFORMED AT THE TIME OF THE SURVEY AS PER THE CLIENTS REQUEST.
- BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- PROPERTY ADDRESS: 6101 AND 6191 ATLANTIC BOULEVARD, 513 MELAEUCA DRIVE, MARGATE, FLORIDA.
- FLOOD ELEVATION INFORMATION:
 - A. FIRM NO. : 12011C0355H
 - B. MAP REVISION DATE : 8-18-14
 - C. FIRM ZONES : X, 0.2% ANNUAL CHANCE FLOOD HAZARD
 - D. BASE FLOOD ELEVATION : N/A

LAST DATE OF FIELD WORK: 3/27/15

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LONDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS3348

ABBREVIATIONS:

B.C.R. = BROWARD COUNTY RECORDS
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CS = CONCRETE STAIRS
CP = CONCRETE PAD
SS = STEEL STAIRS
CW = CONCRETE WALK
FGB = FENCE GATE BOX
MB = MAILBOX
SP = SURVEILLANCE POLE

LEGEND:

- CATCH BASIN
- CABLE JUNCTION BOX
- CENTERLINE
- CLEANOUT
- ELECTRIC SERVICE
- ELEVATION, EXISTING
- FIRE HYDRANT
- FENCE, CHAIN LINK
- FENCE, METAL
- FENCE, WOOD
- FPL (ELECTRIC) PAD
- HANDICAP PARKING
- CONCRETE MONUMENT
- ELEVATION, AS-BUILT
- ELEVATION, PROPOSED
- FLOW ARROW
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NAIL & TIN TAB
- POLE ANCHOR
- POLE, CONC.
- POLE, METAL
- POLE, WOOD
- SIGN
- TELEPHONE, JUNCTION BOX
- WATER METER
- WATER VALVE
- YARD DRAIN
- IR&C LB2936, SET 1/2"
- NAIL & DISC
- SANITARY SERVICE(S)
- TREE DESIGNATION (GENERIC, SEE TREE TABLE FOR INFORMATION)

					SCALE: N/A		
					DATE: 3/31/15		
					DRAWN BY: KDM		
					CHECKED BY: LMC		
					FB/PG: 1910/20-25 & TDS		
1	3/30/15	KDM	LMC	BOUNDARY AND TOPOGRAPHIC SURVEY	1910/20-25		
NO.	DATE	BY	CK'D	REVISIONS	FB/PG		

CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442
PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

BOUNDARY AND TOPOGRAPHIC SURVEY
MARGATE OFFICE COMPLEX
A PORTION OF LOTS 7-12 & 14 BLOCK 1
"HAMMON HEIGHTS SECTION 2" (PB. 34, PG. 46, B.C.R.)
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

FILE NO.: 150102

SHEET 1 OF 2

SEAL