

# CITY OF MARGATE



## APPLICATION FOR REZONING PETITION

Petitioner <b>Jerome Lehman</b>		(official use) <b>PZ # - 07-15</b>
Project Name <b>Atlantic Margate Medical Center</b>		
Address <b>(Bldg 1 - 6101 W Atlantic Blvd) (Bldg 2 - 513 Melaeluca Drive)</b> <b>Northwest corner of Atlantic Boulevard and Melaeluca Drive (NW 61st Avenue)</b>		
Acreage <b>SITE 1 - 1.11 acres</b> <b>SITE 2 - 0.235 acres</b>	Folio Number <b>(Bldg-1) 4841 36 02 0060/ 4841 36 02 0080 (Bldg 2)</b>	
Existing Zoning <b>B-1</b>	Requested Zoning <b>CF-1</b>	
Legal Description <b>See attached - Exhibit A. , Exhibit B</b>		

Justification for requested zoning:

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.

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

*Jerome Lehman, Member*

Atlantic Margate LLC

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

Address  
(954) 919-1502

Phone Number  
(954) 919-1502

Fax Number



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

Signature

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 Melaeuca 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.

City of Margate  
R E P R I N T  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: CONEILL      4/14/15 00      Receipt no: 100347

Type	SvcCd	Description	Amount
EG		ECDV REZONING	
	Qty	1.00	\$250.00

CYBER CENTERS INTERNATIONAL  
INC.  
660 EAST HILLSBORO BLVD.  
SUITE 105  
DEERFIELD BEACH, FL 33441  
954-889-7600  
RE: PLANNING & ZONING BOARD  
REZONING  
6101 W ATLANTIC BLVD. AND  
513 MELAE LUCA DRIVE

Tender detail  
CK Ref#: 7220      \$250.00  
Total tendered:      \$250.00  
Total payment:      \$250.00

Trans date: 4/15/15      Time: 17:38:04

HAVE A GREAT DAY!

City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: CONEILL      4/14/15 00      Receipt no: 100344

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

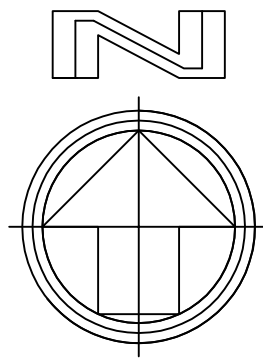
CYBER CENTERS INTERNATIONAL  
INC.  
660 EAST HILLSBORO BLVD.  
SUITE 105  
DEERFIELD BEACH, FL 33441  
954-889-7600  
RE:PUBLIC HEARING SIGN BOND  
6101 W ATLANTIC BLVD. AND  
513 MELAELOCA DRIVE

Tender detail  
CK Ref#: 7221      \$150.00  
Total tendered:      \$150.00  
Total payment:      \$150.00

Trans date: 4/15/15      Time: 17:31:49

HAVE A GREAT DAY!



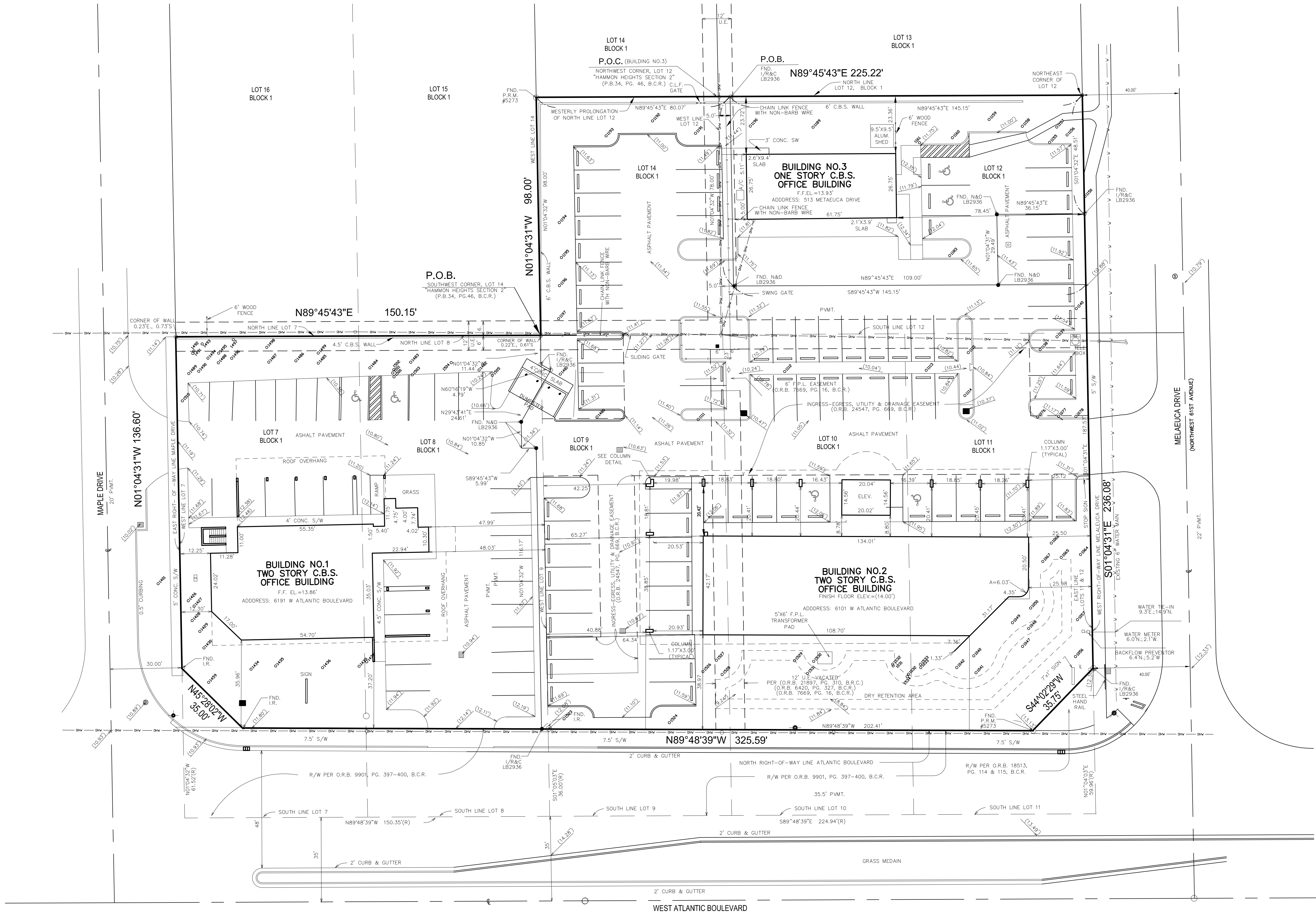


ABBREVIATIONS:

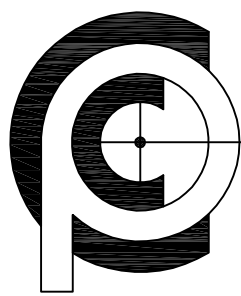
B.C.R. = BROWARD COUNTY RECORDS  
C.L.F. = CHAIN LINK FENCE  
CONC. = CONCRETE  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
FND. = FOUND  
IR/C = IRON ROD AND CAP  
M.B. = MAP BOOK  
MON. = MONUMENT  
N/D = NAIL & DISC  
N.T.S. = NOT TO SCALE  
O.R.B. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK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



NO.	DATE	BY	CK'D	REVISIONS	FB/PG
2	4/15/15	KDM	LMC	ADDED DESCRIPTION FOR EACH ADDRESS	
1	3/31/15	KDM	LMC	BOUNDARY AND TOPOGRAPHIC SURVEY	1910/20-25



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 (PER LANDSCAPE ARCHITECT - JBC PLANNING AND DESIGN)									
NO.	COMMON NAME	BOTANICAL NAME	DBH(INCHES)	HEIGHT (FEET)	CANOPY SPREAD	DISPOSITION	NOTES		
1064	CHINESE FAN PALM	LIVISTONIA SPP.	12	14	N/A	REMAIN	GOOD CONDITION, UNDER POWER LINE.		
1065	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.		
1066	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.		
1067	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.		
1058	WASHINGTONIAN PALM	WASHINGTONIA ROBUSTA	10	25	N/A	REMOVE	GOOD CONDITION. SUBJECT TO BREAKAGE IN OPEN AREA.		
1057	WASHINGTONIAN PALM	WASHINGTONIA ROBUSTA	10	35	N/A	REMOVE	GOOD CONDITION. SUBJECT TO BREAKAGE IN OPEN AREA.		
1047	CABBAGE PALM	SABAL PALMETTO	10	12	N/A	REMAIN	GOOD CONDITION.		
1048	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.		
1049	CABBAGE PALM	SABAL PALMETTO	10	18	N/A	REMAIN	GOOD CONDITION.		
1050	CABBAGE PALM	SABAL PALMETTO	10	26	N/A	REMAIN	GOOD CONDITION.		
1040	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.		
1041	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.		
1042	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	DAMAGE AT BASE OF TRUNK.		
1033	CABBAGE PALM	SABAL PALMETTO	10	15	N/A	REMAIN	GOOD CONDITION.		
1031	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.		
1032	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.		
1529	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.		
1530	CABBAGE PALM	SABAL PALMETTO	10	28	N/A	REMOVE	"HAZARD; HEAD BENT IN HALF, LEANING TOWARDS BUILDING."		
1531	CABBAGE PALM	SABAL PALMETTO	10	30+	N/A	REMAIN	GOOD CONDITION.		
1526	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.		
1527	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.		
1528	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.		
1524	LIVE OAK	QUERCUS VIGINIANA	16	15	25	REMAIN	POOR CONDITION. FPL TOPPING FOR YEARS.		
1523	LIVE OAK	QUERCUS VIGINIANA	15	15	20	REMAIN	POOR CONDITION. SEVERE FPL TRIMMING.		
1480	LIVE OAK	QUERCUS VIGINIANA	6	20	10	REMAIN	GOOD CONDITION.		
1111	MAHOGANY	SWITEINIA MAHAGONI	14	25	20	REMAIN	GOOD CONDITION.		
1197	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.		
1196	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.		
1195	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.		
1194	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.		
1193	LIVE OAK QUERCUS	VIGINIANA	10	20	25	REMAIN	GOOD CONDITION.		
1192	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	5	15	12	REMOVE	POOR CONDITION.		
1191	LIVE OAK QUERCUS	VIGINIANA	10	25	15	REMAIN	FAIR CONDITION. FPL CONFLICT. EAST SIDE OF TREE CUT BY FPL.		
1190	YELLOW TABEBUIA	TABEBUIA CARAIBA	9	18	10	REMOVE	HAZARD; STORM DAMAGE & FPL CUTTING; LEANING & OUT OF THE GROUND.		
1189	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	5	12	12	REMOVE	POOR CONDITION. STORM DAMAGE. LEANING AND FALLING OUT OF THE GROUND.		
1161	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	6	18	9	REMOVE	POOR CONDITION; TOO CLOSE TO CURBING.		
1160	YELLOW TABEBUIA	TABEBUIA CARAIBA	10	20	12	REMOVE	"HAZARDOUS; LEANING OVER PARKING, CO-DOMINANT."		
1159	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	5	20	8	REMAIN	FAIR CONDITION.		
1158	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	4	20	6	REMAIN	FAIR CONDITION.		
1155	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION. BENT UPPER TRUNK.		
1156	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION. BENT UPPER TRUNK.		
1157	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION. BENT UPPER TRUNK.		
1150	LIVE OAK	QUERCUS VIGINIANA	9	16	10	REMAIN	FAIR CONDITION. HAS HAD NO MAINTENANCE -- NEEDS PRUNING.		
1183	CASSIA	CASSIA SURRENTENSIS	3	12	6	REMOVE	NOT A TREE; BUSH IN POOR CONDITION.		
1140	NORFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	16	45	N/A	REMOVE	EXOTIC. STORM DAMAGE.		
1139	CABBAGE PALM	SABAL PALMETTO	10	12	N/A	REMOVE	POOR CONDITION. UNDER POWER LINEWITH SEVERE POISON IVY.		
1138	YELLOW TABEBUIA	TABEBUIA CARAIBA	6	12	5	REMOVE	HAZARD TREE. UNDER POWER LINE; LEANING & GIRDLING ROOTS.		
1076	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.		
1077	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.		
1078	CABBAGE PALM	SABAL PALMETTO	5	14	10	REMOVE	POOR CONDITION. SEVERE LEAN. DAMAGED CANOPY.		
1114	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SERICEUS	3	14	14	REMOVE	POOR CONDITION. GIRDLED BY BLACK WELLINGTON TAPE IN LOWER TRUNK.		
1115	SILVER BUTTONWOOD	CONOCARPUS ERECTUS SERICEUS	5	12	12	REMOVE	POOR CONDITION. UNDER POWER LINES. WELLINGTON TAPE DAMAGE TO TRUNK.		
1112	WEeping BOTTLE BRUSH	CALLISTEMON VIMINALIS	8	14	10	REMOVE	POOR CONDITION. STORM DAMAGE. SEVERE LEAN.		
1482	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.		
1483	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.		
1484	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.		
1485	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.		
1486	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.		
1487	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.		
1488	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.		
1515	PONGAM PONGAMIA	PINNATA	30	35	20	REMAIN	POOR CONDITION. LEANING. HANGING OVER PARKING LOT. EXPOSED ROOTS.		
1504	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.		
1500	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.		
1501	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.		
1502	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.		
1503	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.		
1504	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.		
1499	JACARANDA	JACARANDAICA PINNATA	6	25	6	REMAIN	POOR CONDITION.		
1498	JACARANDA	JACARANDAICA PINNATA	3	20	2	REMAIN	POOR CONDITION. GROWING IN--BETWEEN PONGAM TREES.		
1489	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	16	N/A	REMAIN	GOOD CONDITION.		
1490	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.		
1491	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.		
1492	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.		
1493	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.		
1494	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.		
1495	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.		
1496	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8	25	N/A	REMAIN	POOR CONDITION.		
1401	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	POOR CONDITION. MULTIPLE DAMAGE TO TRUNK.		
1426	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	2	10	N/A	REMAIN	GOOD CONDITION.		
1427	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	2	10	N/A	REMAIN	GOOD CONDITION.		
1428	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	30	N/A	REMAIN	OLD TREES.		
1429	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	30	N/A	REMAIN	OLD TREES.		
1429A	CABBAGE PALM	SABAL PALMETTO	12	25	N/A	REMAIN	GOOD CONDITION.		
1429B	CABBAGE PALM	SABAL PALMETTO	12	25	N/A	REMAIN	GOOD CONDITION.		
1430	CABBAGE PALM	SABAL PALMETTO	12	15	N/A	REMAIN	GOOD CONDITION.		
1430A	CABBAGE PALM	SABAL PALMETTO	12	15	N/A	REMAIN	GOOD CONDITION.		
1459	YELLOW TABEBUIA	TABEBUIA CARAIBA	206	20	20	REMAIN	POOR CONDITION. VERY HAZARDOUS. OVER SIDEWALK.		
1434	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	12	30	30	REMAIN	FAIR CONDITION. NEEDS PRUNING.		
1435	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	5	30	10	REMAIN	FAIR MINUS CONDITION. TOO CLOSE TO BUILDING.		
1436	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	6	30	15	REMAIN	FAIR CONDITION.		
1439	CABBAGE PALM	SABAL PALMETTO	12	30	N/A	REMAIN	FAIR CONDITION.		
1438	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	4	30	N/A	REMAIN	FAIR CONDITION.		

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.

THE FOLLOWING ARE DESCRIPTION BY ADDRESS:

ADDRESS: 6101 W. ATLANTIC BOULEVARD, MARGATE, FLORIDA; (BUILDING NO.2)

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°04'32" 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 80.07 FEET; THENCE SOUTH 01°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°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°04'31" WEST, A DISTANCE OF 29.49 FEET; THENCE NORTH 89°45'43" EAST, A DISTANCE OF 36.15 FEET; THENCE SOUTH 01°04'31" EAST, ALONG THE EAST LINE OF LOTS 11 AND 12, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF MELAEUCA DRIVE, A DISTANCE OF 187.57 FEET; THENCE SOUTH 44°02'29" WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 89°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°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°45'43" WEST, A DISTANCE OF 5.99 FEET; THENCE NORTH 01°04'32" WEST, A DISTANCE OF 10.85 FEET; THENCE NORTH 29°43'41" EAST, A DISTANCE OF 24.61 FEET; THENCE NORTH 60°16'19" WEST, A DISTANCE OF 4.79 FEET; THENCE NORTH 01°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°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, AND CONTAINS 47,539 SQUARE FEET AND/OR 1.08 ACRES, MORE OR LESS.

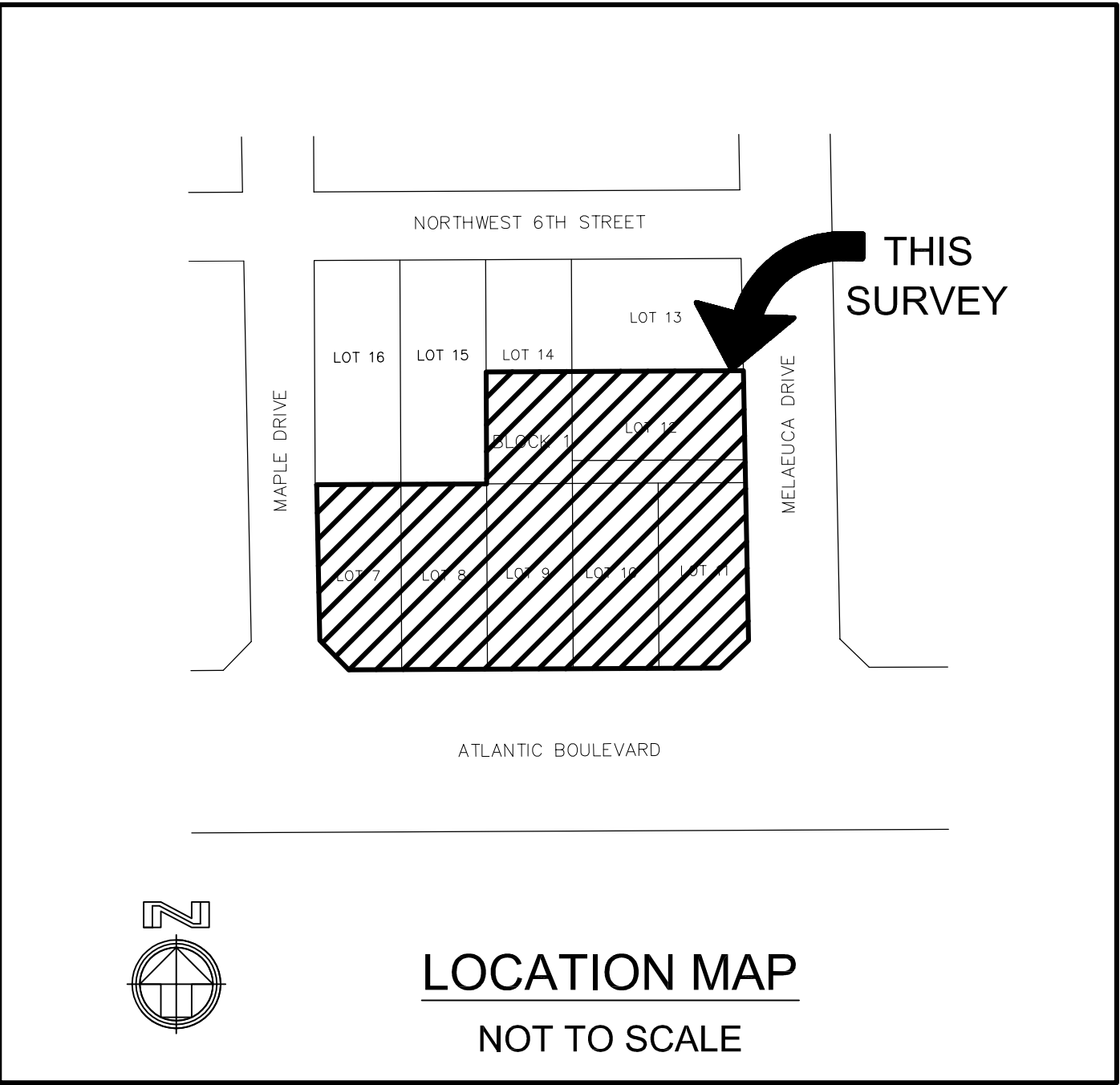
ADDRESS: 513 MELAEUCA DRIVE, MARGATE, FLORIDA; (BUILDING NO.3)

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°45'43"EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 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°04'31" EAST, ALONG THE EAST LINE OF SAID LOT 12, ALSO BEING THE WEST RIGHT OF WAY LINE OF MELAEUCA DRIVE, A DISTANCE OF 48.51 FEET; THENCE SOUTH 89°45'43" WEST, A DISTANCE OF 36.15 FEET; THENCE SOUTH 01°04 32" EAST, A DISTANCE OF 29.49 FEET; THENCE SOUTH 89°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°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°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, AND CONTAINS 10,273 SQUARE FEET AND/OR 0.24 ACRES, MORE OR LESS.



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

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