



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

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

Submittal Date (official use):

07-29-15 P02:15 RCVD


Project Name MIAMI GRILL		DRC # 08-15-04
Address 619 N STATE Rd 7 Margate FL		
Acreage	Folio Number 484136020250	Paid: \$500.00
Existing Use RESTAURANT.		
Legal Description		

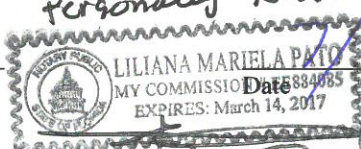
Describe proposal/request in detail
<input checked="" type="checkbox"/> Re open Drive Thru
<input type="checkbox"/>
<input type="checkbox"/>

Agent/Contact Name ALBE RMINERS	
Address 9712 SW 40th Miami FL	
Phone Number 305 607 5636	Fax Number 305 5514919
Email Address albe.rminers258@yahoo.com	

Property Owner Name ALAN ALBIALI	
Address 207 Aomciana	
Phone Number 772 277 8283	Fax Number
Email Address albiiali3@aol.com	

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

Personally know

7/29/15
7/29/2015



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

I, MARIA E/BIO IJ, 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.

Miami Grill
Business Name
619 W. State Road 7
Address
[Signature]
Signature
7/29/15
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)	

Copy to Petitioner, Finance Department
Original to File



Personally Know [Signature]
7/29/2015

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: CONEILL 7/27/15 00 Receipt no: 152679

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

ALL CONSTRUCTION DEVELOP CORP.

9712 SW 40TH STREET

MIAMI, FLORIDA 33165

305-551-4011

RE:SPECIAL EXCEPTION USE

(EXISTING)

MIAMI GRILL

619 N SR 7

Tender detail

CK Ref#: 1206 \$500.00

Total tendered: \$500.00

Total payment: \$500.00

Trans date: 7/29/15 Time: 15:33:17

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: CONEILL 7/27/15 00 Receipt no: 152678

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

ALL CONSTRUCTION DEVELOP CORP.
9712 SW 40TH STREET
MIAMI, FLORIDA 33165
305-551-4011
RE:PUBLIC HEARING SIGN BOND
MIAMI GRILL
619 N SR 7

Tender detail

CK Ref#:	1207	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 7/29/15 Time: 15:29:54

HAVE A GREAT DAY!

ALTA/ACSM LAND TITLE SURVEY OF: 619 N. STATE ROAD NO. 7, MARGATE, FL.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. THE LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, POLICY NO. AB1-0265868, EFFECTIVE DATE: MARCH 31, 2006 AT 2:25 PM.

ITEMS 1 AND 2. NOT MATTER OF SURVEY.

ITEM 3. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1187, PAGE 597, THE SURVEYOR WAS UNABLE TO DETERMINE THE LOCATION OF THE EASEMENT DESCRIBED THEREIN. THE DOCUMENT IS NOT READABLE.

ITEM 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7147, PAGE 121, THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 5. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7147, PAGE 128, THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE GROUND LEASE BETWEEN FICA/PI 1984 PROPERTY COMPANY, A DELAWARE GENERAL PARTNERSHIP, AND H.I.B.K. INC., A NEW YORK CORPORATION, AS EVIDENCED BY MEMORANDUM OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 14015, PAGE 278, AS ASSIGNED TO ARBY'S INC., AN OHIO CORPORATION, BY ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 18563, PAGE 713 AND MEMORANDUM OF ASSIGNMENT OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 19399, PAGE 248; THEREAFTER ASSIGNED BY ASSIGNMENT OF LEASE AS EVIDENCED BY MEMORANDUM OF ASSIGNMENT OF LEASE DATED MARCH 23, 2006, RECORDED IN OFFICIAL RECORDS BOOK 41734, PAGE 921. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEMS 7. AND 8. NOT MATTER OF SURVEY.

ITEM 9. MATTERS SHOWN ON SURVEY PREPARED BY MCLAUGHLIN ENGINEERING CO., DATED JANUARY 6, 1987, AS JOB NO. P-49131 AS FOLLOWS:

A) NONE

THE SURVEYOR HAS NO COMMENT.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO A MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT IN FAVOR OF COCONUT GROVE BANK, DATED MARCH 30, 2006, RECORDED MARCH 31, 2006 IN OFFICIAL RECORDS BOOK 41734, PAGE 903. THIS INSTRUMENT IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN ASSIGNMENT OF LEASES AND RENTS IN FAVOR OF COCONUT GROVE BANK, DATED MARCH 30, 2006, RECORDED MARCH 31, 2006, IN OFFICIAL RECORDS BOOK 41734, PAGE 921. THIS INSTRUMENT IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO A UCC-1 FINANCING STATEMENT IN FAVOR OF COCONUT GROVE BANK RECORDED MARCH 31, 2006, IN OFFICIAL RECORDS BOOK 41734, PAGE 926. THIS INSTRUMENT IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO A MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF JAMES F. PERRY & COMPANY, DATED MARCH 30, 2006, RECORDED MARCH 31, 2006, IN OFFICIAL RECORDS BOOK 41734, PAGE 930. THIS INSTRUMENT IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 14. THE PROPERTY SHOWN HEREON IS SUBJECT TO A UCC-1 FINANCING STATEMENT HELD BY JAMES F. PERRY & COMPANY RECORDED MARCH 31, 2006, IN OFFICIAL RECORDS BOOK 41734, PAGE 973. THIS INSTRUMENT IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

SURVEYOR'S REFERENCES:

1. PLAT OF HAMMON HEIGHTS SECTION 2, RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. PLAT OF MARGATE REALTY NO. 1, RECORDED IN PLAT BOOK 42, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. BROWARD COUNTY PROPERTY APPRAISER.
4. COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, POLICY NO. AB1-0265868, EFFECTIVE DATE: MARCH 31, 2006 AT 2:25 PM.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS FIFTY SEVEN (57) REGULAR PARKING SPACES AND THREE (3) HANDICAP PARKING SPACES FOR A TOTAL OF SIXTY (60) PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENT:

NONE.

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN CITY OF MARGATE LIBERAL BUSINESS DISTRICT (B-3).

SETBACK REQUIREMENTS:

ALL PLOTS SHALL PROVIDE YARDS IN ACCORDANCE WITH THE FOLLOWING:

- (A) STREET SETBACKS.
(1) THE MINIMUM BUILDING SETBACK FROM ALL STREET RIGHTS-OF-WAY LESS THAN EIGHTY (80) FEET IN WIDTH SHALL BE TWENTY-FIVE (25) FEET.
(2) THE MINIMUM BUILDING SETBACK FROM ALL STREET RIGHTS-OF-WAY EIGHTY (80) FEET IN WIDTH OR GREATER SHALL BE THIRTY-FIVE (35) FEET.

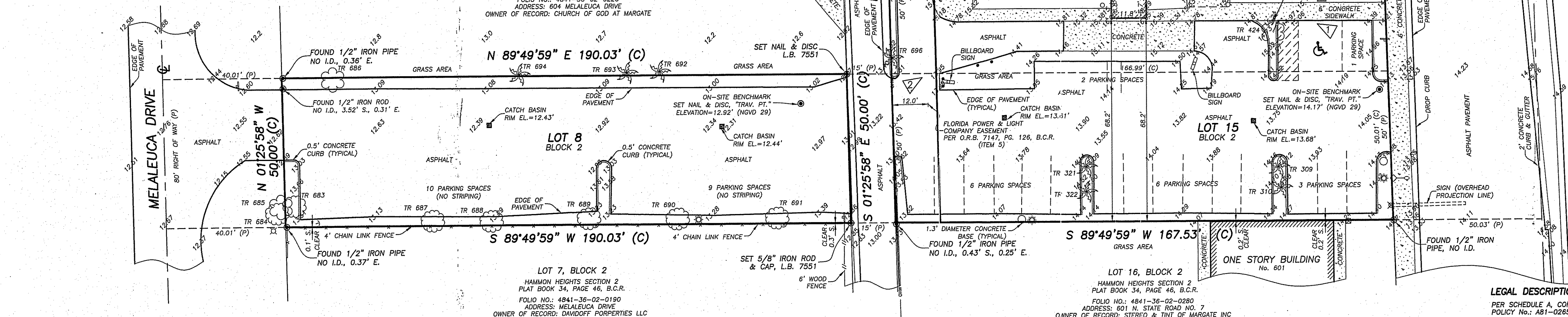
- (B) SIDE SETBACKS.
(1) WHEN ABUTTING A NON-RESIDENTIALLY ZONED PROPERTY, THERE IS NO SIDE YARD SETBACK REQUIREMENT.
(2) WHEN ABUTTING A RESIDENTIALLY ZONED PROPERTY, THE MINIMUM BUILDING SETBACK SHALL BE SIXTY (60) FEET.

- (C) REAR SETBACKS.
(1) WHEN ABUTTING A NON-RESIDENTIALLY ZONED PROPERTY, THE MINIMUM BUILDING SETBACK SHALL BE TWENTY (20) FEET.
(2) WHEN ABUTTING A RESIDENTIALLY ZONED PROPERTY THE MINIMUM BUILDING SETBACK SHALL BE SIXTY (60) FEET.

(D) [USES, LIMITED.] WHERE A SETBACK IS REQUIRED IN THIS SECTION, SUCH YARD MAY BE USED FOR WALKWAYS, PARKING FOR PASSENGER CARS, DRIVEWAYS, LOADING ZONES AND LANDSCAPING, BUT NOT FOR ANY OTHER USE OR PURPOSE.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MARGATE CODE OF ORDINANCES. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF MARGATE BUILDING INFORMATION AT (954) 870-3004.

TREE TABLE				
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT
309	PALM	10"	18'	18'
310	PALM	10"	18'	18'
321	PALM	10"	18'	18'
322	PALM	12"	18'	18'
424	OAK	15"	30'	12'
425	PALM	12"	18'	18'
426	PALM	12"	18'	18'
427	PALM	12"	18'	18'
428	PALM	12"	18'	18'
429	PALM	12"	18'	18'
430	PALM	12"	18'	18'
431	PALM	12"	18'	18'
432	PALM	12"	18'	18'
433	PALM	12"	18'	18'
434	PALM	12"	18'	18'
435	PALM	12"	18'	18'
436	PALM	12"	18'	18'
437	PALM	12"	18'	18'
438	PALM	12"	18'	18'
439	PALM	12"	18'	18'
440	PALM	12"	18'	18'
441	PALM	12"	18'	18'
442	PALM	12"	18'	18'
443	PALM	12"	18'	18'
444	PALM	12"	18'	18'
445	PALM	12"	18'	18'
446	PALM	12"	18'	18'
447	PALM	12"	18'	18'
448	PALM	12"	18'	18'
449	PALM	12"	18'	18'
450	PALM	12"	18'	18'
451	PALM	12"	18'	18'
452	PALM	12"	18'	18'
453	PALM	12"	18'	18'
454	PALM	12"	18'	18'
455	PALM	12"	18'	18'
456	PALM	12"	18'	18'
457	PALM	12"	18'	18'
458	PALM	12"	18'	18'
459	PALM	12"	18'	18'
460	PALM	12"	18'	18'
461	PALM	12"	18'	18'
462	PALM	12"	18'	18'
463	PALM	12"	18'	18'
464	PALM	12"	18'	18'
465	PALM	12"	18'	18'



SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. ALSO THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE PROPERTY SHOWN HEREON CONTAINS 1.02 ACRES (44,258 SQUARE FEET), MORE OR LESS.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.02°03'10"E, ALONG THE WEST RIGHT OF WAY OF N. STATE ROAD NO. 7, AS SHOWN ON THE PLAT OF MARGATE REALTY NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AH, ELEVATION 11' (NGVD 29), AS SHOWN ON FLOOD INSURANCE RATE MAP 12011C 0115 F, COMMUNITY NUMBER 120047, CITY OF MARGATE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 1992.
6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
7. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

SURVEY NOTES: (CONTINUED):

8. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. BUILDING TIES ARE TO THE EXTERIOR WALLS.
9. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
10. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
11. IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL (IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
13. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT 811.COM (811) TO THE ORIGINAL HARD COPY WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL (IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
14. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
15. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. FOLIO NUMBERS AND OWNER(S) NAME ARE PER BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE AT TIME OF SURVEY.
17. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 8 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
18. THE ELEVATIONS SHOWN HEREON ARE BASED ON A BROWARD COUNTY ENGINEERING DIVISION BENCHMARK "1439" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A SQUARE CUT IN CONCRETE WALKWAY ON THE NORTH SIDE OF HOME SAVINGS BANK AT THE SOUTHEAST CORNER CORNER OF 441 (N. STATE ROAD NO. 7) AND W. ATLANTIC BOULEVARD. ELEVATION=16.543'.
19. BASED ON FIELD LOCATION OF THE UTILITIES WE BELIEVE THAT THE EASEMENT LEGAL DESCRIPTION DESCRIBED THEREIN SHOULD READ "THE EAST 10 FEET..." INSTEAD OF "THE WEST 10 FEET..."

SURVEY NOTES: (CONTINUED):

14. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
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19. BASED ON FIELD LOCATION OF THE UTILITIES WE BELIEVE THAT THE EASEMENT LEGAL DESCRIPTION DESCRIBED THEREIN SHOULD READ "THE EAST 10 FEET..." INSTEAD OF "THE WEST 10 FEET..."

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, POLICY NO. AB1-0265868, EFFECTIVE DATE: MARCH 31, 2006 AT 2:25 PM.

LOTS 8, 13, 14 AND 15, BLOCK 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND THE SOUTH 12.7 FEET OF LOT 4, AND ALL OF LOT 5, BLOCK D, MARGATE REALTY NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT ALL OF THE BUILDINGS AND ANY OTHER IMPROVEMENTS LOCATED ON ABOVE LEGAL DESCRIPTIONS.

SURVEYOR'S CERTIFICATE:

TO: PHAROS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; LAWYERS TITLE INSURANCE CORPORATION.

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, 2, 3, 4, 6(b), 7(a), 8, 9, 11(c) AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 22, 2014.

DATE OF PLAT OR MAP: 1/24/14

JAVIER DE LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
javier@exacta.com
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

EXACTA
COMMERCIAL LAND SURVEYORS
L.B. 7551

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

ALTA/ACSM LAND TITLE SURVEY

LOTS 8, 13, 14 AND 15, BLOCK 2
HAMMON HEIGHTS SECTION 2
PLAT BOOK 34, PAGE 46, B.C.R.
LOT 5 & THE S.12.70' OF LOT 4, BLOCK D
MARGATE REALTY NO. 1
PLAT BOOK 42, PAGE 42, B.C.R.
619 N. STATE ROAD NO. 7, MARGATE, FL. 33063

PHAROS INVESTMENT GROUP, LLC

CLIENT: GROUP, LLC

DATE: 01/21/14

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 01/22/14

REVISIONS

JOB NO.

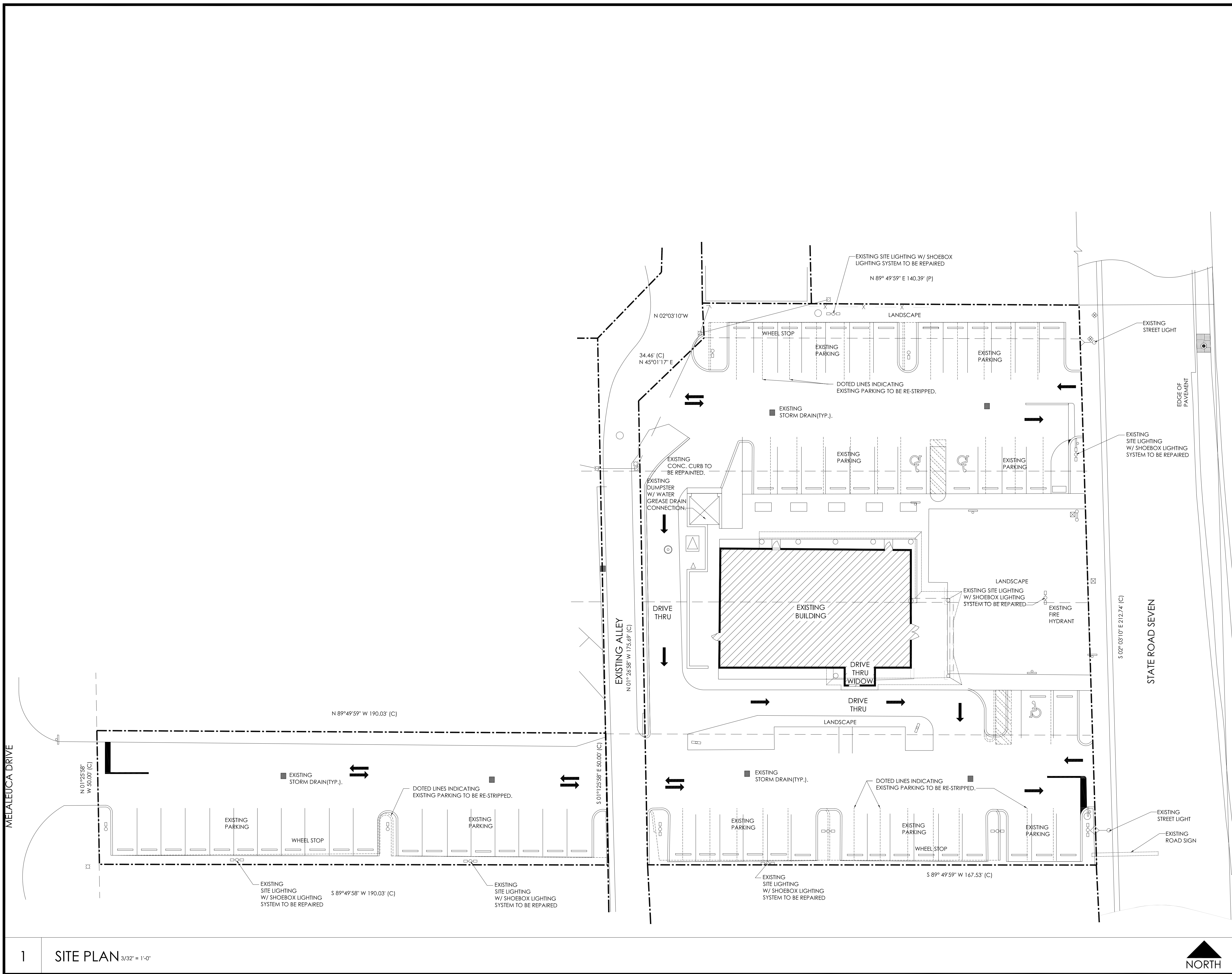
FL1401-1735

SHEET NO.

01

OF

01



NO.	REVISIONS	BY

108 COMMERCE ROAD
BOYNTON BEACH, FL. 33426
office: 561-912-0400
fax: 561-912-0442
www.evergladesgroup.co
AA26002671

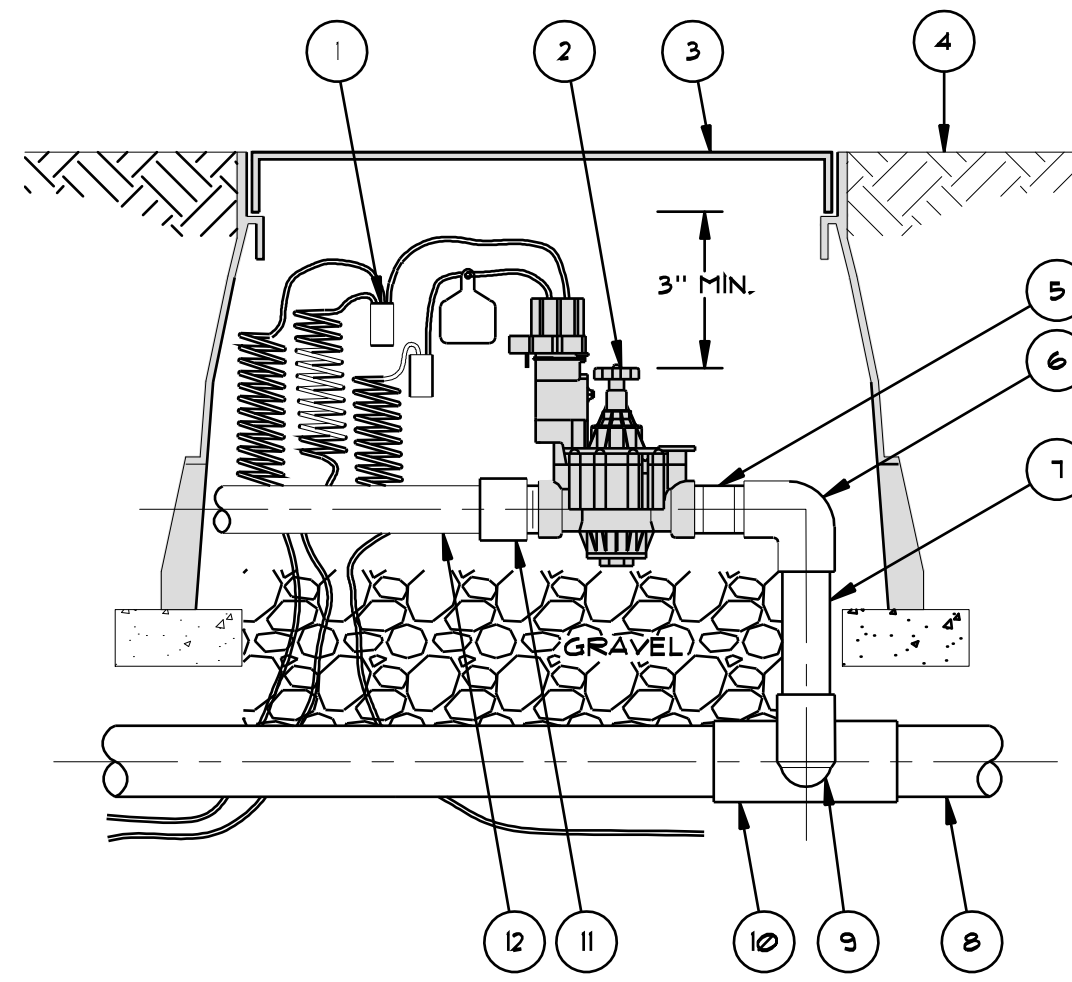
MIAMI GRILL
619 N STATE ROAD 7
MARGATE, Florida
(BROWARD COUNTY)

CLIENT:
Miami Subs Real Estate Corp.
6300 NW 31st Avenue
Fort Lauderdale, Florida 33309
PHONE: 954-973-0060

SITE PLAN

PROJECT PHASE	DRAWN
<input checked="" type="checkbox"/> SITE PLANNING	JFD AB
<input type="checkbox"/> SCHEMATIC DESIGN	CHECKED JFD
<input type="checkbox"/> DESIGN DEVELOPMENT	DATE
<input type="checkbox"/> CONSTRUCTION DOCUMENTS	03-18-2015
	SCALE
	AS NOTED
	JOB NO.
	14-009
	SHEET

S-3



- 1 WATER PROOF CONNECTION (1 OF 2)
- 2 REMOTE CONTROL VALVE
- 3 VALVE BOX WITH COVER
- 4 FINISH GRADE/TOP OF MULCH
- 5 PVC SCH 80 NIPPLE
- 6 PVC SCH 40 ELL
- 7 PVC SCH 40 PIPE
- 8 PVC MAINLINE PIPE (LENGTH AS REQUIRED)
- 9 SCH 40 PIPE, AND ELBOW
- 10 PVC SCH 40 TEE OR ELBOW
- 11 PVC SCH 40 MALE ADAPTER
- 12 PVC LATERAL PIPE

A SOLENOID VALVE - SIZE AS PER PLAN

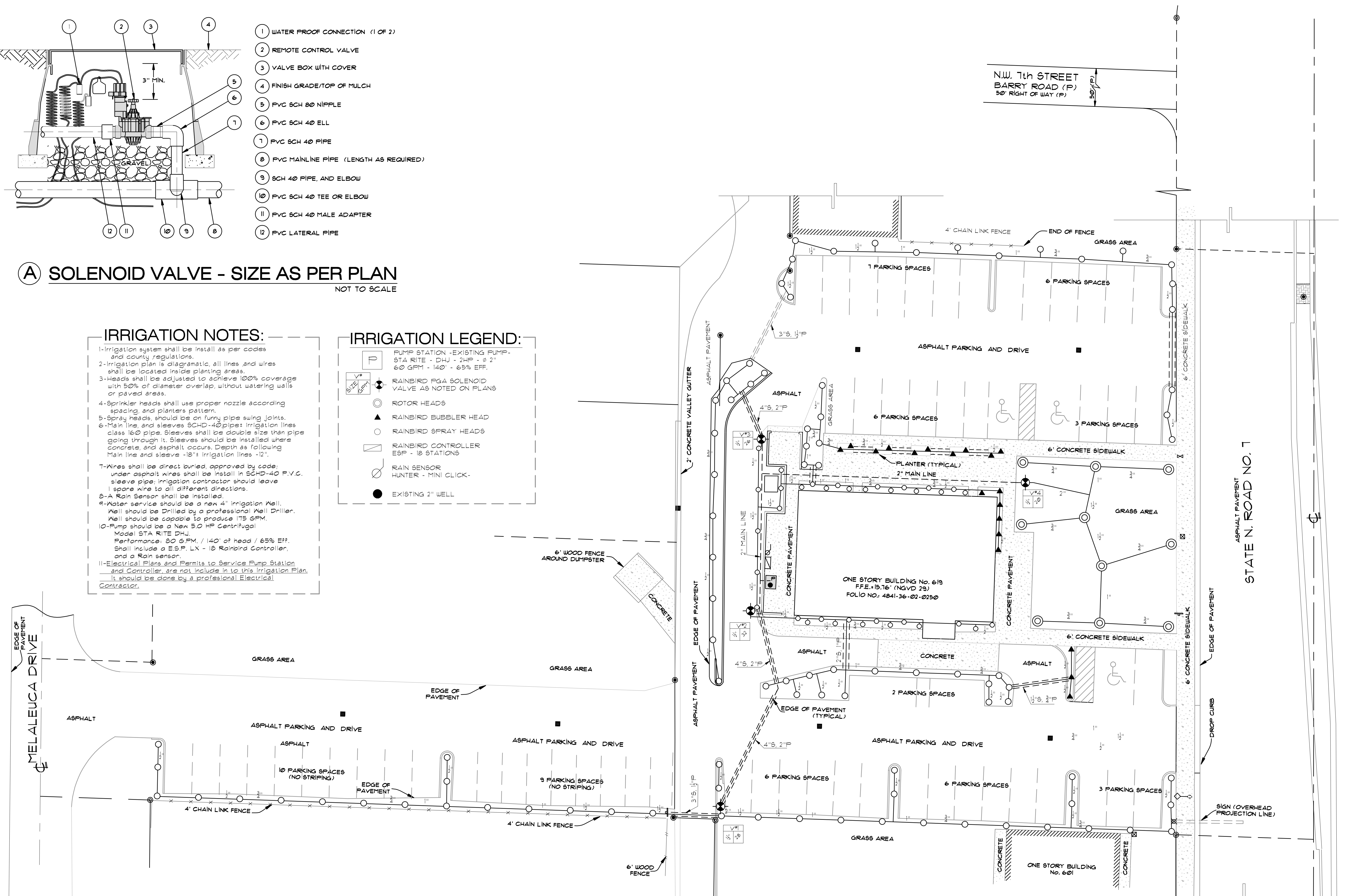
NOT TO SCALE

IRRIGATION NOTES:

- 1-Irrigation system shall be install as per codes and county regulations.
- 2-Irrigation plan is diagrammatic, all lines and wires shall be located inside planting areas.
- 3-Heads shall be adjusted to achieve 100% coverage with 50% of diameter overlap, without watering walls or paved areas.
- 4-Sprinkler heads shall use proper nozzle according spacing, and planters pattern.
- 5-Spray heads, should be on funny pipe swing joints.
- 6-Main line, and sleeves SCHD-40 pipe/ irrigation lines class 160 pipe. Sleeves shall be double size than pipe going through it. Sleeves should be installed where concrete, and asphalt occurs. Depth as following Main line and sleeve -18"; irrigation lines -12".
- 7-Wires shall be direct buried, approved by code; under asphalt wires shall be install in SCHD-40 P.V.C. sleeve pipe; irrigation contractor should leave 1 spare wire to all different directions.
- 8-A Rain Sensor shall be installed.
- 9-Water service should be a new 4" irrigation Well. Well should be Drilled by a professional Well Driller. Well should be capable to produce 175 GPM.
- 10-Pump should be a New 5.0 HP Centrifugal Model STA RITE DHJ. Performance: 80 GPM. / 140' of head / 65% EFF. Shall include a E.S.P. LX - 18 Rainbird Controller, and a Rain sensor.
- 11-Electrical Plans and Permits to Service Pump Station and Controller, are not include in to this Irrigation Plan. It should be done by a professional Electrical Contractor.

IRRIGATION LEGEND:

- PUMP STATION -EXISTING PUMP- STA RITE - DHJ - 2HP - Ø 2" 60 GPM - 140' - 65% EFF.
- RAINBIRD PGA SOLENOID VALVE AS NOTED ON PLANS
- ROTOR HEADS
- RAINBIRD BUBBLER HEAD
- RAINBIRD SPRAY HEADS
- RAINBIRD CONTROLLER ESP - 18 STATIONS
- RAIN SENSOR HUNTER - MINI CLICK-
- EXISTING 2" WELL



IRRIGATION PLAN

SCALE 1/8" = 1'

REVISIONS

NO.	DATE

CHECKED

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CONSULTING ENGINEER
FL. P.E. NO. 50051 (CIVIL)
9712 SW 40 ST MIAMI FLORIDA 33165
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EMAIL: Edgar@munozelvs.com

SEAL 4 SIGN

PROJECT
MIAMI GRILL
619 N STATE ROAD 7 MARGATE FLORIDA 33063
OWNER
MIAMI SUBS REAL STATE CORP
6300 NW 31st AVE FORD LAUDERDALE
FLORIDA 33309

DATE
04/01/2015
SCALE
AS SHOWN
DESIGNED
AR
DRAWN
LP

DRAWING NO.

1-1

SHEET 4 OF 5

CHECKED

EDGAR MUNOZ, P.E.
CONSULTING ENGINEER
FL. P.E. No. 50051 (CIVIL)
9112 SW 40 ST MIAMI FLORIDA 33165
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
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SHEET 2 OF 5

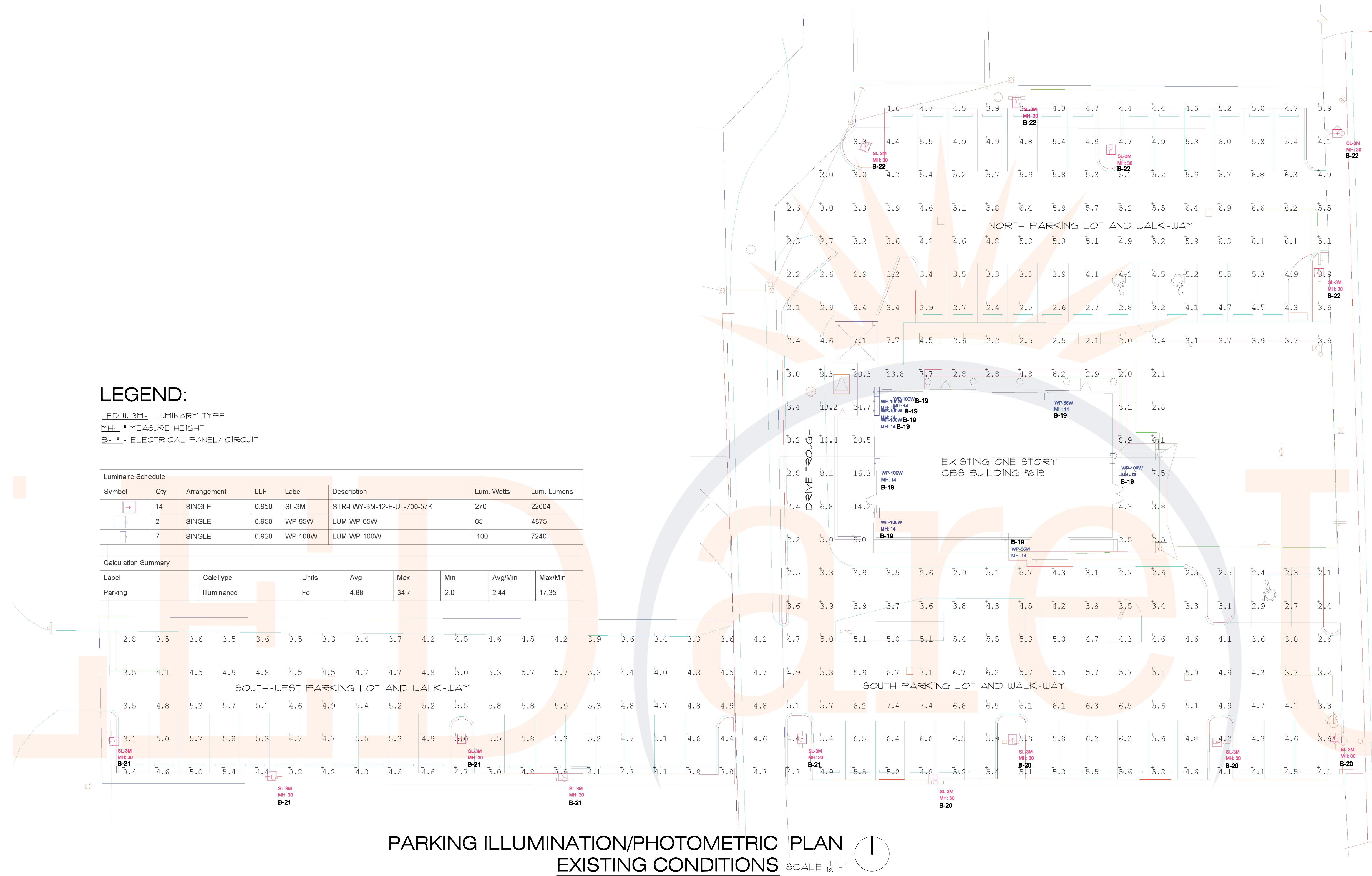
SHEET 3 OF 5

LEGEND:

LED W 3M- LUMINARY TYPE
MH: " MEASURE HEIGHT
B- #- ELECTRICAL PANEL/ CIRCUIT

Luminaire Schedule							
Symbol	Qty	Arrangement	LLF	Label	Description	Lum. Watts	Lum. Lumens
	14	SINGLE	0.950	SL-3M	STR-LWY-3M-12-E-UL-700-57K	270	22004
	2	SINGLE	0.950	WP-65W	LUM-WP-65W	65	4875
	7	SINGLE	0.920	WP-100W	LUM-WP-100W	100	7240

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	4.88	34.7	2.0	2.44	17.35



PARKING ILLUMINATION/PHOTOMETRIC PLAN
EXISTING CONDITIONS SCALE 1/8" = 1'

NOT TO SCALE



GROUND COVER PLANTING



SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 AND 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

ALL PLANTS NOT OTHERWISE SPECIFIED AS BEING FLORIDA FANCY OR SPECIMEN, SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLAIN INDUSTRY. SPECIMEN MEANS AND EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNOT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

GENERAL REQUIREMENTS

ALL PLANTS SHALL BE FREELY GROWN, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, AND FREE OF DISEASE AND INSECT EGGS AND LARVAE, AND SHALL ADEQUATE ROOT SYSTEMS, TREE FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANTS LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

CONTAINER GROWN STOCK

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANS, AND STABLISHED IN THE CONTAINER IN WICH THEY ARE SOLD. THE PLANS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND IN HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL REMAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

MEASUREMENTS

TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OF DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE POINTS WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

FALMS: CLEAR TRUNK (C.T.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE NATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR THE HEAD. OVERALL HEIGHT (O.H.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO A POINT THREE QUARTERS THE LENGTH OF THE UNOPENED BUD.

SOIL

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE ADDED AT RATE OF (75%) TO THE (25%) EXISTING SOIL. THIS SOIL MIX SHALL BE USED IN ALL PLANT PITS EXCEPT SABAL PALMS WHICH SHALL BE BACKFILLED WITH CLEAN SAND. PLANTING SOIL SHALL BE A FERTILE, FRIABLE NATURAL TOPSOIL OR LOAMY CHARACTER.

COMMERCIAL FERTILIZER

TWO FERTILIZER SHALL BE USED IN ALL TYPES OF PLANTINGS, EXCEPT PALMS. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 1% PHOSPHORUS, 12% POTASSIUM PLUS IRON, TABLET FERTILIZER ("AGRICORP OR EQUAL") IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS, 5% POTASSIUM.

MULCH

MULCH MATERIAL SHALL BE TWO INCHES OF SHREDDED MELALEUCA MULCH (STERILIZED AND FREE OF SEEDS), OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT.

NOTES

- ALL PLAN MATERIAL SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION PLANT INDUSTRY.
- ALL PLANTING TO HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% MINIMUM OVERLAP.
- STREET TREES SHALL BE PLANTED NO CLOSER THAN 20 FEET O.C. OR NO FURTHER THAN 60 FEET FROM EACH OTHER.

P L A N T S L I S T			
KEY	PLANT NAME	QTY	SIZE
A	BIRD'S NEST FERN (ASPLENIUM)	10	16 Gal. 3'-5' O.A.
B	LILI TURF (OPHIOPOGON JAPONICUS)	170	3 Gal. 4'-4' O.A.
C	LAUREL OAK (QUERCUS LAURIFOLIA)	150	3 Gal. 3'-3' O.A.
D	TRINETTE (SCHEFFLERA ARBORECOLA)	150	3 Gal. 3'-4' O.A.
E	COCOPLUM (CHYSOBALANUS) CACO	120	3 Gal. 5'-8' O.A.
F	IXORA COCCINEA (8 SCARLET JUNGLEFLAME)	50	3 Gal. 3'-4' O.A.
G	MARICA IRIS (NEOMARICA COERULEA)	50	3 Gal. 3'-4' O.A.
H	ST. AUGUSTINE "FLORATAM" GRASS	16	SOLID 60D. LAID TIGHT
J	CREPE MYRTLE (LAGERSTROEMIA INDICA)	2	15 Gal. 5'-6' O.A.
K	SLASH PINE (PINUS ELLIOTTII)	4	10 Gal. 12'-25' O.A.
	PLANTING SOIL		5 CUBIC YARDS
	MULCH		500 CUBIC FEET

LANDSCAPING LEGEND

KEY LOCATION (PLANT TYPE AND QUANTITY)

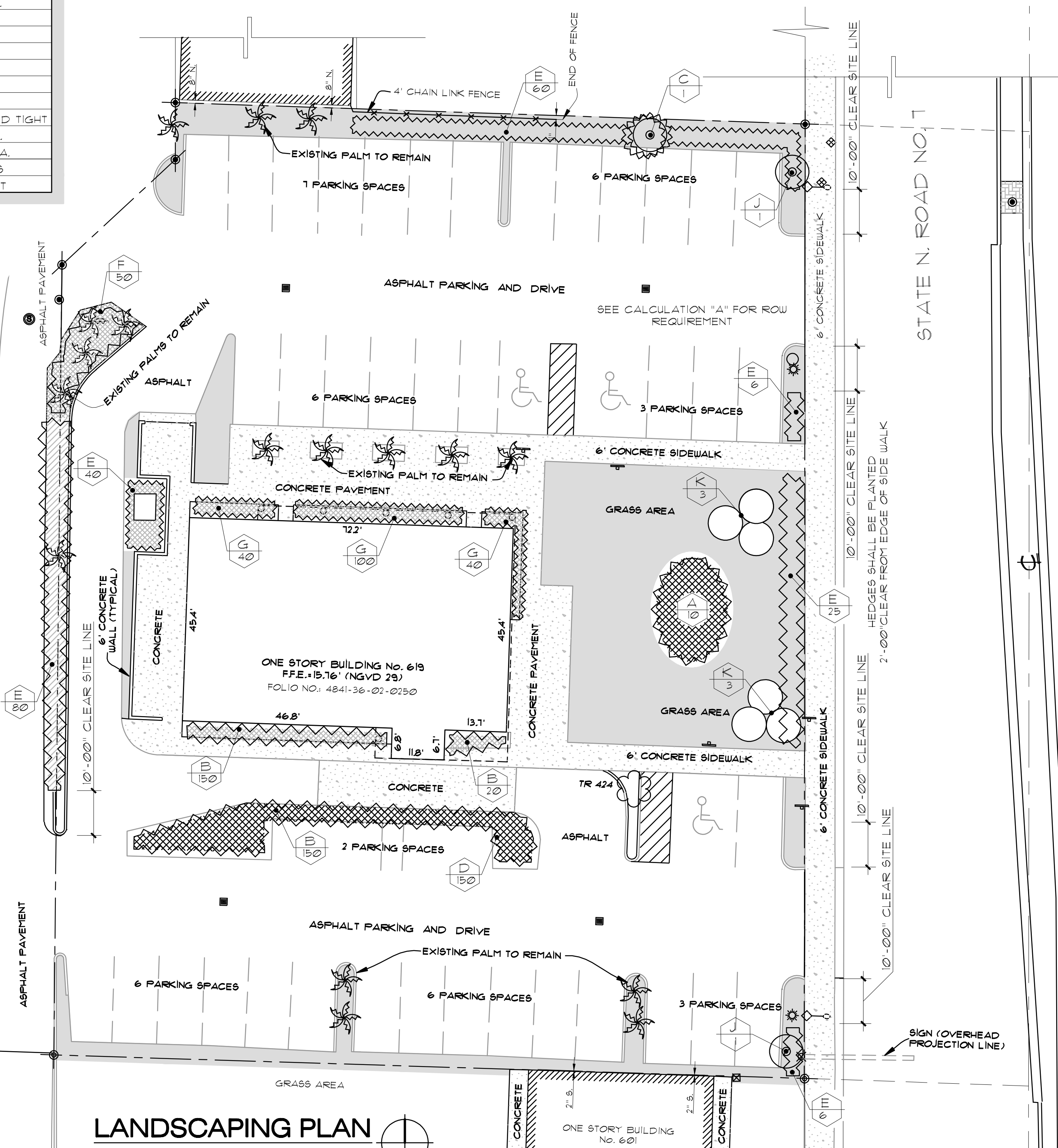
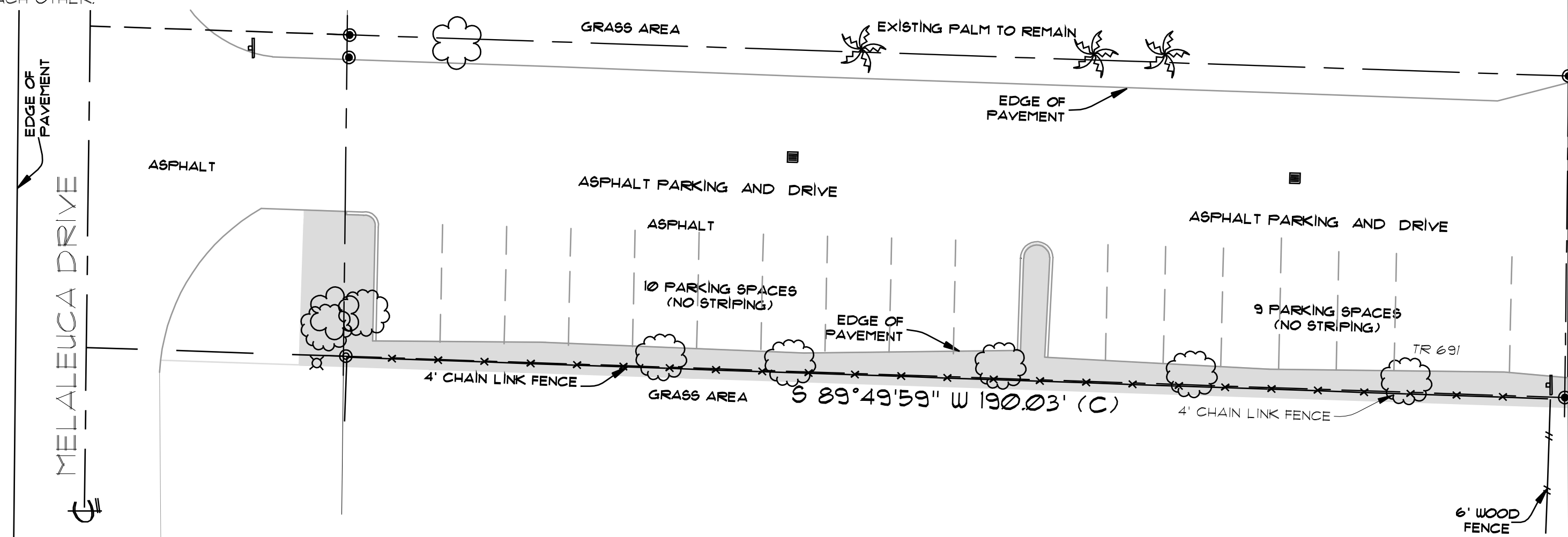
ST. AUGUSTINE "FLORATAM" GRASS

SEC.23-6 (B): CALCULATIONS-
RIGHT OF WAY FRONTAGE = 212.74/40 LF= 5.3 SHADE TREES REQUIRED
6 SHADE TREES PROVIDED
PLANT KEY *K (CATEGORY 1)
SEC.23-7(A): ONE LAUREL OAK TREE, PLANT KEY *C (CATEGORY 1)

The two fertilizer will be applied at the following rates:

PLANT SIZE	16-7-12	*AGRIFORM* TABLET (21 GRAMS)
1 GAL	$\frac{1}{2}$ Lb	1
3 GAL	$\frac{3}{4}$ Lb	2
7-15 GAL	$\frac{1}{2}$ Lb	4
1"-6" CALIPER	2 Lb/ 1" CALIPER	2 Lb/ 1" CALIPER
6" AND LARGER	3 Lb/ 1" CALIPER	2 Lb/ 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" WILL BE APPLIED TO ALL PALMS AT INSTALLATION AT RATE OF 1/2" LIB PER INCH OF TRUNK CALIPER UNLESS OTHERWISE SPECIFIED



LANDSCAPING PLAN

SCALE $\frac{1}{6}'' = 1'$

EDGAR MUNOZ, P.E. CONSULTING ENGINEER FL. P.E. NO 50051 (CIVIL) 2 6W 40 ST MIAMI FLORIDA 33165 TEL: (305) 821-4612 CEL: (186) 303-1913 EMAIL: Edgar@unczelive.com		REVISIONS	
NO.	DATE		
	01/01/2015		
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SCALE AS SHOWN

DESIGNED AR

DRAWN LP

DRAWING NO.

L-1

SHEET 2 OF 5