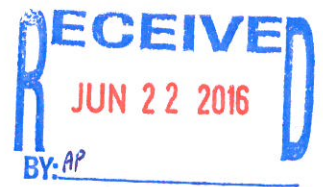




City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Rezoning

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

*DRC 7/26*  
Submittal Date (official use):



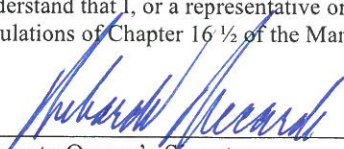
Project Name Fellowship Living Facilities, Inc -- Rezoning		DRC # <i>07-16-01</i>
Address 431 & 441 Banks Road, Margate, FL 33063		
Acreage 1+	Folio Number 4842-31-03-0110 & 4842-31-03-0100	Paid: \$ <i>1,500.00</i>
Existing Use Group Housing		
Legal Description Lakewood Gardens 78-2B Lot 11 Blk 1		
<i>R-3 Multiple Dwelling</i> Lakewood Gardens 78-2B Lot 10 Blk 1		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Request that these 2 properties with 8 units each (16 total) units be rezoned from R-3 to CF-1

Agent/Contact Name Rick Riccardi	
Address 451 Banks Road #8, Margate, FL 33063	
Phone Number 954-249-5589	Fax Number 954-972-9526
Email Address rriccardi@fellowshipliving.com	

Property Owner Name 431 - Fellowship Living Facilities - 441 - Marylou Cosby	
Address 431 - Fellowship Living Facilities - 441 - Marylou Cosby	
451 Banks Road #8 - 441 Banks Road #2, Margate, FL 33063	
Phone Number 954-972-9495	Fax Number 954-972-9526
Email Address rriccardi@fellowshipliving.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

*6-21-16*  
Date

# CITY OF MARGATE



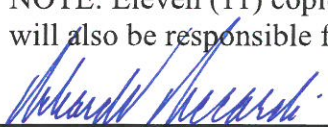
## APPLICATION FOR REZONING PETITION

Petitioner <b>Rick Riccardi</b>		(official use) <b>PZ #</b>
Project Name <b>Fellowship Living Facilities, Inc -- Rezoning</b>		
Address <b>451 Banks Road #8, Margate, FL 33063</b>		
Acreage <b>1+</b>	Folio Number <b>4842-31-03-0110 &amp; 4842-31-03-0100</b>	
Existing Zoning <b>R-3</b>		Requested Zoning <b>CF-1</b>
Legal Description <b>Lakewood Gardens 78-2B Lot 11 Blk 1</b>		
<b>Lakewood Gardens 78-2B Lot 10 Blk 1</b>		

### Justification for requested zoning:

Fellowship Living Facilities would like to be able to expand our "group housing" facilities by using adjacent buildings to these properties, when and if available. We would ask the owners of these adjacent properties to request a zoning change on their properties from R-3 to CF-1 in order for Fellowship Living Facilities to lease them as group housing buildings.

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

**Fellowship Living Facilities**  
Company Name

**451 Banks Road #8**  
**Margate FL 33063**  
Address

Address

**954-972-9495**  
Phone Number

Phone Number

**954-972-9526**  
Fax Number

Fax Number

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

Batch ID: RRODI      6/28/16 00      Receipt no: 138531

Type	SvcCd	Description	Amount
EG		ECDV REZONING	
	Qty	1.00	\$1500.00

FELLOWSHIP LIVING FACILITIES  
451 BANKS ROAD, APT 8  
MARGATE, FL 33063  
REZONING APPLICATION  
DRC 07-16-01  
431 BANKS RD & 441 BANKS RD  
BY FELLOWSHIP LIVING FACILITIE  
451 BANKS ROAD, #8  
RICK RICCARDI  
954-249-5589  
RRICCARDI@FELLOWSHIPLIVING.COM

Tender detail

CK Ref#:	3904	\$1500.00
Total tendered:		\$1500.00
Total payment:		\$1500.00

Trans date: 6/28/16      Time: 14:54:57

HAVE A GREAT DAY!

Marylou Cosby  
441 Banks Road  
Margate, FL 33063

June 6, 2016

RE: 441 Banks Road  
Margate, FL 33063

To Whom It May Concern,

I, Marylou Cosby, property owner, authorize Fellowship Living Facilities, Inc. to apply for rezoning of my property located of 441 Banks Road 1-8, Margate, FL 33063. The zoning will change from R-1 to CF-1.

Per agreement between Fellowship Living Facilities and myself, I will occupy one apartment in the building as part of the lease agreement.

If you need any other information you may contact my property manager, Roy Fernandez of South Florida Rental Property Management, LLC, at (954) 410-0830.

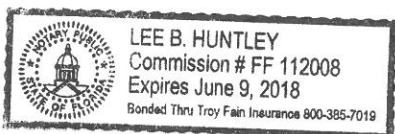
Sincerely,

Marylou Cosby

*Marylou E Cosby*

6-6-16

*Lee B Huntley*







<b>Site Address</b>	441 BANKS ROAD 1-8, MARGATE	<b>ID #</b>	4842 31 03 0100
<b>Property Owner</b>	COSBY,MARYLOU ROBERT,ETHEL	<b>Millage</b>	1212
<b>Mailing Address</b>	PO BOX 290082 DAVIE FL 33329-0082	<b>Use</b>	08

<b>Abbreviated Legal Description</b>	LAKEWOOD GARDENS 78-2 B LOT 10 BLK 1
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
<a href="#">Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$157,770	\$405,400	\$563,170	\$545,280	
2015	\$157,770	\$355,080	\$512,850	\$495,710	\$11,339.66
2014	\$157,770	\$305,120	\$462,890	\$450,650	\$10,442.98

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$563,170	\$563,170	\$563,170	\$563,170
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$545,280	\$563,170	\$545,280	\$545,280
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$545,280	\$563,170	\$545,280	\$545,280

Sales History			
Date	Type	Price	Book/Page or CIN
1/16/2015	FJ*-T		112757615
12/9/2005	QCD	\$100	41075 / 812
10/16/1995	WD	\$210,000	24101 / 201
1/1/1979	WD	\$160,000	7986 / 731

Land Calculations		
Price	Factor	Type
\$7.00	22,539	SF
Adj. Bldg. S.F. (Card, Sketch)		6896
Units		8

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc