

# CITY OF MARGATE



## APPLICATION FOR REZONING PETITION

Petitioner <b>Rick Riccardi</b>		(official use) <b>PZ # 04-16</b>
Project Name Fellowship Living Facilities, Inc -- Rezoning <i>OF 431 BANKS ROAD &amp; 441 BANKS ROAD</i>		
Address <b>451 Banks Road #8, Margate, FL 33063</b> <i>PR</i>		
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 Lakewood Gardens 78-2B Lot 11 Blk 1		
<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.

*Rick Riccardi*  
Signature of Petitioner

*Fellowship Living Facilities*

Company Name

*451 Banks Road #8*

*Margate FL 33063*

Address

*954-972-9495*

Phone Number

*954-972-9526*

Fax Number

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

Batch ID: RR0DI      8/25/16 00      Receipt no: 169751

Type	SvcCd	Description	Amount
EG		ECDV REZONING	
	Qty	1.00	\$250.00
FELLOWSHIP LIVING FACILITIES			
451 BANKS ROAD, APT 8			
MARGATE, FL 33063-4668			
PZ-04-16 REZONING APPLICATION			
FELLOWSHIP LIVING FACILITIES			
ADDRESS AS ABOVE			
RICK RICCARDI			
451 BANKS ROAD, #8			
954-972-9495			

Tender detail

CK Ref#:	3917	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 8/25/16      Time: 16:07:25

HAVE A GREAT DAY!

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

Batch ID: RR0DI      8/25/16 00      Receipt no: 169740

Type	SvcCd	Description	Amount
EB		ECDV BANNERS	
	Qty		
	1.00		\$150.00
FELLOWSHIP LIVING FACILITIES			
451 BANKS ROAD, APT 8			
MARGATE, FL 33063-4668			
SIGN BOND AGREEMENT			
PZ-04-16 REZONING APPLICATION			
FELLOWSHIP LIVING FACILITIES			
431 & 441 BANKS ROAD			
MARGATE, FL 33063			
RICK RICCARDI			
451 BANKS ROAD, #8			
MARGATE, FL 33063			
954-972-9495			

Tender detail

CK Ref#:	3916	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 8/25/16      Time: 15:29:53

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					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
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

\* Denotes Multi-Parcel Sale (See Deed)

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

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc





Site Address	431 BANKS ROAD 1-8, MARGATE	ID #	4842 31 03 0110
Property Owner	FELLOWSHIP LIVING FACILITIES INC	Millage	1212
Mailing Address	451 BANKS RD # 8 MARGATE FL 33063	Use	08

Abbreviated Legal Description	LAKEWOOD GARDENS 78-2 B LOT 11 BLK 1
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Property Assessment Values					
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Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$135,180	\$390,750	\$525,930	\$464,610	
2015	\$135,180	\$310,940	\$446,120	\$422,380	\$9,728.65
2014	\$135,180	\$267,360	\$402,540	\$383,990	\$8,958.64

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$525,930	\$525,930	\$525,930	\$525,930
Portability	0	0	0	0
Assessed/SOH	\$464,610	\$525,930	\$464,610	\$464,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$464,610	\$525,930	\$464,610	\$464,610

Sales History			
Date	Type	Price	Book/Page or CIN
3/29/2016	WD*-D	\$1,950,000	113599637
11/7/1997	WD*	\$483,800	27551 / 238
9/1/1983	WD	\$270,000	19846 / 10
9/1/1978	WD	\$150,000	

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$7.00	19,311	SF
Adj. Bldg. S.F. (Card, Sketch)		6016
Units		8

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc