

CITY OF MARGATE



APPLICATION FOR REZONING PETITION

Petitioner <i>Richard Riccardi</i>		(official use) PZ #
Project Name <i>RMG - REZONE 451-461-471 Banks Rd</i>		
Address <i>451-461-471 Banks Rd. MARGATE FL. 33063</i>		
Acreage	Folio Number	
Existing Zoning <i>R-3</i>	Requested Zoning <i>CF-1</i>	
Legal Description		

Justification for requested zoning:
<i>EXPANSION OF Fellowship Living Facilities INC - a group home</i>

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.

Richard Riccardi

Signature of Petitioner

RMG Real Estate Holdings, LLC

Company Name

North Port N.Y.

Address

954-972-9485

Phone Number

Fax Number



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

I, RICHARD RICCARDI, 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.

RMG Real Estate Holdings LLC
Business Name

Address

Richard Riccardi
Signature

1-26-14
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)

451 Banks Road

SURVEY OF LOT 9, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

461 Banks Road

SURVEY OF LOT 8, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

471 Banks Road

LOT 7, LESS THE SOUTHERN 64 FEET, BLOCK 1, LAKEWOOD GARDENS SUBDIVISION, AS RECORDED IN
PLAT BOOK 78, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

451 Banks Rd

5582 N.W. 7TH STREET, SUITE 202
MIAMI, FL 33126
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors, Inc.

SURVEY NO 7-0005314-2

LAND SURVEYORS

SHEET NO 1 OF 2

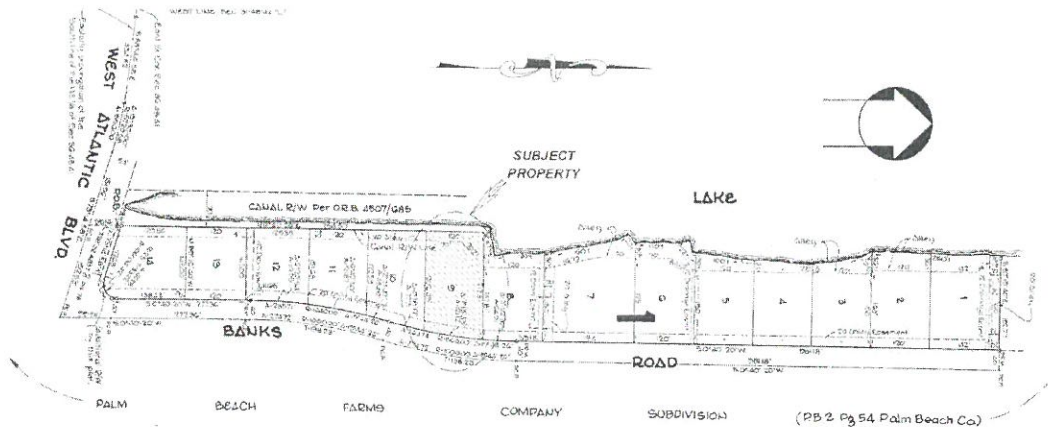
DRAWN BY: A.A.

SURVEY OF LOT 9, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 451 BANKS RD, MARGATE, FL 33063
FOR: RMG REAL ESTATE HOLDINGS, LLC

LOCATION SKETCH

Scale 1" = NT.S.

**ABBREVIATION AND MEANING**

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCIENT EASEMENT
A/R = ALUMINUM ROOF
A/S = ALUMINUM SHED
ASPH = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C.B. = CATCH BASIN
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
ENCR. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.F. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
IN & EG. = INGRESS AND EGRESS EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M = MEASURED DISTANCE
M.H. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
OVH = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
P.L. = PLANTER
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
P.W.Y. = PARKWAY
R = RECORD DISTANCE

RAD = RADIUS OF RADIAL
RGE = RANGE
R.P. = RADIUS POINT
R.O.E. = ROOF OVERHANG EASEMENT
R/W = RIGHT-OF-WAY
SEC = SECTION
S.I.P. = SET IRON PIPE I.B. #6044
SWK = SIDEWALK
T = TANGENT
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED
∠ = ANGLE
△ = CENTRAL ANGLE
C = CENTER LINE
M = MONUMENT LINE

LEGEND TYPICAL

—OH— OVERHEAD UTILITY LINES
ZZZZ C.B.S. = WALL (CBW)
—X— C.L.F. = CHAIN LINK FENCE
—0— I.F. = IRON FENCE
—W— W.F. = WOOD FENCE
* 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
2) THIS IS A SPECIFIC PURPOSE SURVEY.
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
4) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY.
ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MARGATE BENCH MARK 2725 ELEVATION 11.09 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Ibarra* 11-10-14
GEORGE IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

REVISED ON: _____

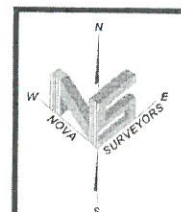
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: AH COMMUNITY/PANEL/SUFFIX: 120031 0115 F DATE OF FIRM: 10/02/1997
- BASE FLOOD ELEVATION: 10 FT.

CERTIFIED TO: RMG REAL ESTATE HOLDINGS, LLC



SURVEYOR'S SEAL



5582 N.W. 7TH STREET, SUITE 202
MIAMI, FL 33126
TELEPHONE: (305) 284-2660
FAX: (305) 284-0229

DRAWN BY: A.A.

Nova Surveyors, Inc.

LAND SURVEYORS

SURVEY NO 7-0005315-2

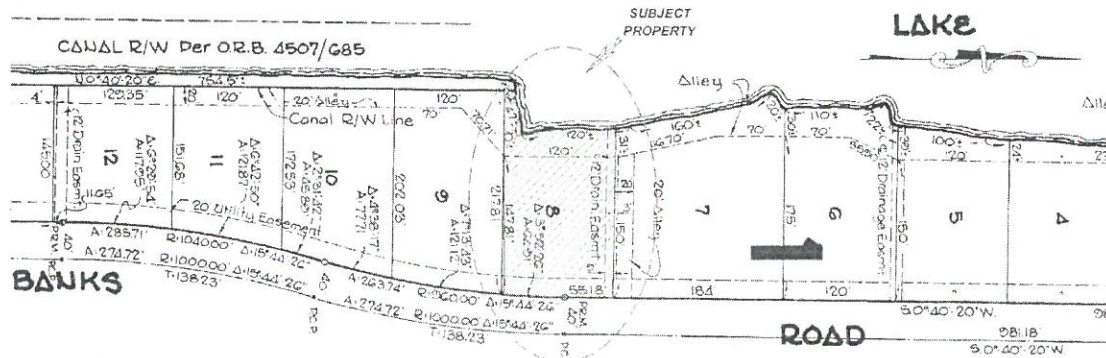
SHEET NO 1 OF 2

SURVEY OF LOT 8, BLOCK 1, OF LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 461 BANKS RD, MARGATE, FL 33063
FOR: RMG REAL ESTATE HOLDINGS, LLC

LOCATION SKETCH

Scale 1" = NT.S.



BEACH

FARMS

COMPANY

SUBDIVISION

ABBREVIATION AND MEANING

A = ARC	FNIP = FEDERAL NATIONAL INSURANCE PROGRAM
A/C = AIR CONDITIONER PAD	IN SEG = INGRESS AND EGRESS
A/E = ANCHOR EASEMENT	EASEMENT
A/R = ALUMINIUM ROOF	L.F.E. = LOWEST FLOOR ELEVATION
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ASPH. = ASPHALT	L.P. = LIGHT POLE
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C.M.E. = CANAL MAINTENANCE EASEMENTS	P.C.C. = POINT OF COMPOUND CURVE
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2) THIS IS A SPECIFIC PURPOSE SURVEY.
3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17500 FT.
4) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY.
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BY: *George Barrera*
GEORGE IBARRA (DATE OF FIELD WORK) 11-10-14

PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

REVISED ON: _____

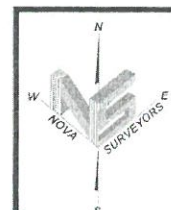
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CERTIFIED TO: RMG REAL ESTATE HOLDINGS, LLC



SURVEYOR'S SEAL



Banks Road-Margate

Surveyor Certification
Banks Road-Margate
471-A, B & C Banks Road
Margate, FL
County of Broward

To: EAM Landowners, Inc.; Shearlin Hargraves Company, PBC; Real Estate Holdings, LLC; and American National, LLC. 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 ACSM, and includes items 1 (unless prohibited by locality), 2, 3, 4, 6a, 7a, 7b, 7c, 9, 11a, 13, 14, 16, 17, 18 of Table A thereof. The field work was completed on June 30, 2014.

Michael E. Petullo
Land Surveyor Number: #4372
in state of Florida
LB #7983
Survey Prepared By
Michael Petullo, Land Surveyor
1 North 1st Street #8
Cocoa Beach, FL 32931
Network reference #20140428-28
Date of Survey June 30, 2014
Date of Last Revision:

Title Commitment Legal

The land referred to in this Commitment is described as follows:
Lot 7, LESS the Southern 64 feet, Block 1, LAKWOOD GARDENS SUBDIVISION, as recorded in
Pool Book 70, Page 2 of the Public Records of Broward County, Florida.

The above described parcel is the same parcel as described in Steward Title Guaranty Company
Commitment No. EAM1080341, bearing an effective date of July 2, 2014.

Notes Corresponding to Schedule B

[illegible]

SYMBOL LEGEND

- | File | File type | File description |
|------|-----------|----------------------------|
| 1 | PDF | 1 - general history file |
| 2 | PDF | 2 - general history file |
| 3 | PDF | 3 - general history file |
| 4 | PDF | 4 - general history file |
| 5 | PDF | 5 - general history file |
| 6 | PDF | 6 - general history file |
| 7 | PDF | 7 - general history file |
| 8 | PDF | 8 - general history file |
| 9 | PDF | 9 - general history file |
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| 100 | PDF | 100 - general history file |

General Notes

[illegible]

Encroachment Statement

Flood Zone

insurance Rate Map, Community Panel No. 12011C0115F, which bears an effective date of 9-18-92 and is in a Special Flood Hazard Area.

Wetlands Note

No evidence of potential methods were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any methods being located on the subject property.

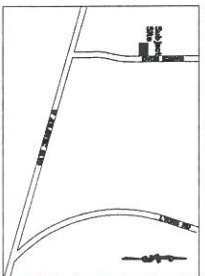
Utility Notes

The location of utilities shown hereon are from observed evidence of above ground obstructions only. The survey was not provided with underground plans or surface ground meetings to determine the location of any subterranean utilities.

Zoning Notes

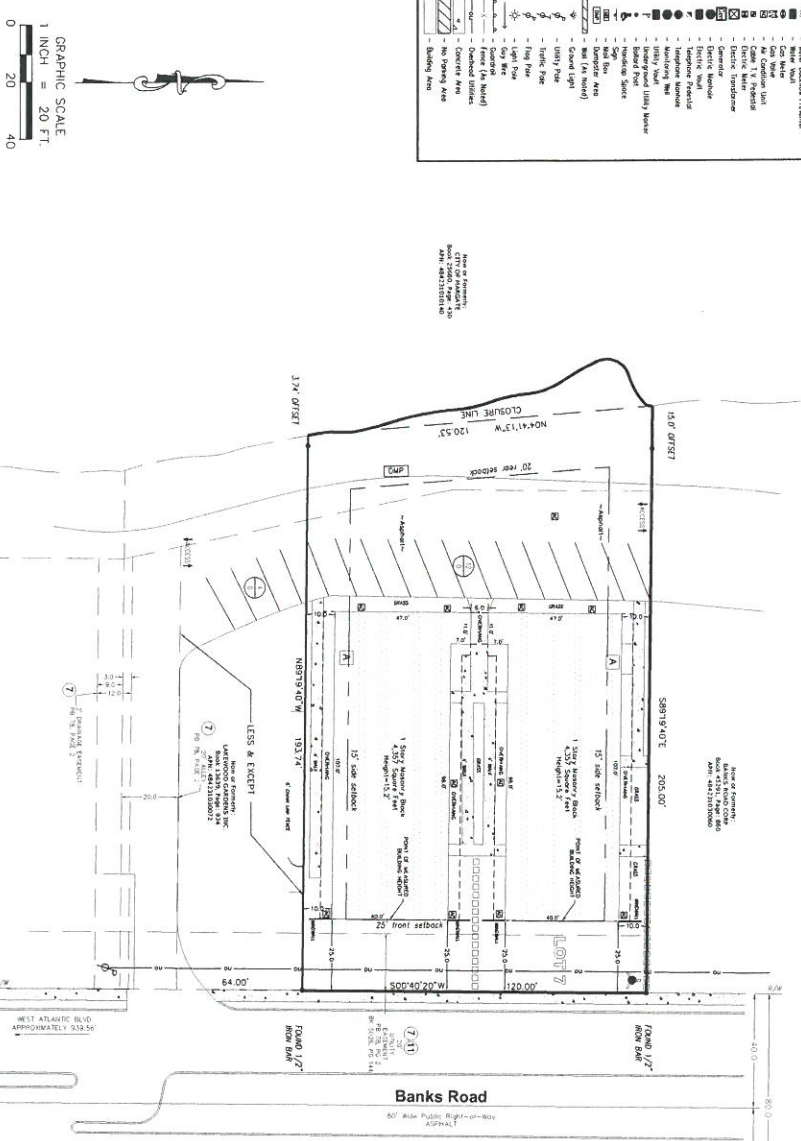
Zooing Classification: R3 (Low-Density Multiple Dwelling)
Permitted uses: Yes
Building Subcode: 0601-1-25; See 15; Res=20
Floor Area: 10,000 Square Feet
Minimum Lot Area: 100
Museum Building Height: 50
Parking Requirements: 20 Required, 2 spaces per 1 bedroom unit (1 unit)
Source:
AMF Zooing Consultants 66 North Orlando Avenue Suite 200, Cocoa
Beach, Florida 32931 Amfzooing@gmail.com

Vicinity Map



Surveyed Area

THE HOLDINGS, LLC
A Florida Limited Liability Company
Book 44290, Page 764
APN: 4842-21-03-0071,
4842-31-03-0073 &
4842-31-03-0074
TOTAL LAND APN A:
24,686.16± Square Feet
0.567± Acres



City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 1/26/15 00 Receipt no: 57747

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

RMG REAL ESTATE HOLDINGS GROUP
4829 S HEMINGWAY CIRCLE
MARGATE, FL 33063
RE: 451-461-471 BANKS ROAD
REZONING PETITION APPLICATION

Tender detail
CK Ref#: 1146 \$250.00
Total tendered: \$250.00
Total payment: \$250.00

Trans date: 1/26/15 Time: 16:47:18

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 1/26/15 00 Receipt no: 57745

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

RMG REAL ESTATE HOLDINGS GROUP
4829 S HEMINGWAY CIRCLE
MARGATE, FL 33063
RE: 451-461-471 BANKS ROAD
PUBLIC HEARING SIGN BOND

Tender detail
CK Ref#: 1145 \$150.00
Total tendered: \$150.00
Total payment: \$150.00

Trans date: 1/26/15 Time: 16:40:46

HAVE A GREAT DAY!

Subject Properties

LOT 7

LOT 8

LOT 9

LEMON TREE LAKE

LAKESIDE DR

MARGATE

LAKESIDE DR

LEMON TREE LAKE CANAL

BANKS RD

COCONUT CREEK

W ATLANTIC BLVD

LAUREL DR

LAKWOOD CIR

NW 4 ST

LAKWOOD RD

NW 3 ST

LOT 7

LOT 9

LOT 7

LOT 9



REZONING

