CITY OF MARGATE
Together We Make It Great

City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat/Subdivision Resurvey

901 NW 66th Avenue, Margate, FL 33063
For Development Services Questions: 954-979-6213

Submittal Date (official use):
RECEIVED
DEC 20 2018
BY: .....

DRC # 01-19-07

Paid: $500.00 ✓

Project Name	New Spring Health Pavilion
Address	Adjacent to 3275 N SR 7, Margate FL 33063
Acreage	2.3113
Folio Number	4841-24-10-0050, 4841-24-10-0040, and a portion of 4841-24-10-0010
Existing Use	Vacant Commercial
Current Land Use Designation	Vacant Commercial
Current Zoning Designation	TOC-G
Legal Description	See pages 2 and 3 attached.

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

This project is a +/- 32,000 square foot medical office building.

Applicant Name	Tom Adams, Manager
Business/Corporate Name	KTJZ Partners III, LLC.
Address	10167 NW 31st St, Suite 102, Coral Springs FL 33065
Phone Number	954-346-8200 x 201
Fax Number	954-346-8900
Email Address	tomadams@floridamedspace.com

Agent/Contact Name	Tom Adams
Business/Corporate Name	MedSpace USA, LLC.
Address	10167 NW 31st St, Suite 102, Coral Springs FL 33065
Phone Number	954-346-8200 x 201
Fax Number	954-346-8900
Email Address	tomadams@floridamedspace.com

Property Owner's Signature

Date 12/7/18

LEGAL DESCRIPTION:

LOC

PARCEL C (WINDSOR EAST): (FROM COMMITMENT FILE No. 18087922)

A PARCEL OF LAND IN MARGATE PLAZA NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 00' 34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549); A DISTANCE OF 844.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 59' 26" WEST A DISTANCE OF 165.00 FEET; THENCE NORTH 01 DEGREES 00' 34" WEST A DISTANCE OF 169.58 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 22.61 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 164.80 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 53' 25" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 31' 12"; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.68 FEET TO AN INTERSECTION WITH A NON- TANGENT LINE; (2) THENCE SOUTH 01 DEGREES 00' 34" EAST A DISTANCE OF 172.67 FEET TO THE POINT OF BEGINNING. THE TWO (2) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PLAT AND THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD #7. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL D:

A PARCEL OF LAND IN MARGATE PLAZA NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 00' 34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549); A DISTANCE OF 1017.34 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 24' 37" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00' 31" 12"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY PLAT LINE A DISTANCE OF 38.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 19' 51" WEST A DISTANCE OF 164.80 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 208.50 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 165.00 FEET; (1) THENCE SOUTH 07 DEGREES 40' 09" EAST A DISTANCE OF 166.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33' 34"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.62 FEET TO THE POINT OF BEGINNING.

THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING COINCIDENT WITH SAID EASTERLY PLAT LINE AND WESTERLY RIGHT OF WAY LINE.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING 67,580 SQUARE FEET (1.5537 ACRE), MORE OR LESS.

TOGETHER WITH: (FROM COMMITMENT FILE No. 18087527)

A PORTION OF PARCEL "A", "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°00'34" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 644.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°00'34' WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF PARCEL C AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 48129, PAGE 1695 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°59'26" WEST, ALONG THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE SOUTH 01°00'34" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 88°59'26" EAST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 33,000 SQUARE FEET (0.7576 ACRE), MORE OR LESS.

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: MMILLER 12/19/18 00 Receipt no: 42240

Type	SvcCd	Description	Amount
EF	ECDV	PLAT/SUBDIV. RESURVE	
	Qty	1.00	$500.00

Tender detail

CK Ref#:	1463	$500.00
Total tendered:		$500.00
Total payment:		$500.00

Trans date: 12/20/18 Time: 14:34:16

HAVE A GREAT DAY!