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Chabad Hebrew Academy
Plat Note Amendment

Chabad Hebrew Academy, Inc. ("Petitioner") is the owner of the +/- 2.09-acre property located at 1500 N State Road 7 ("Property"), which is generally located on the northeast corner of N State Road 7 and NW 15th St in the City of Margate ("City"). The Property has a future land use designation of TOC, Transit Oriented Corridor and a zoning designation of CF-1, Community Facilities and is located on the Abundant Life Christian Centre plat. The Property is currently developed with an approximately 31,000 square foot facility which operates as a place of worship and private school.

Petitioner is proposing to add a second floor to the existing building on the Property, totaling an additional +/- 21,000 square feet. Petitioner currently has an enrollment of approximately 400 students and does not intend to expand the enrollment with the new addition. Instead, the proposed expansion will provide additional space for enhanced educational facilities including additional classrooms, administrative offices, and teacher's lounge. The increased classroom space will create an optimal learning environment to serve current and future students and will not create any concurrency issues as the Petitioner is not proposing to increase the number of students enrolled at the school.

A site plan, and special exception application have been submitted in connection with the Project. In order to develop the Project on the Property, the Applicant is requesting to amend the note on the face of the plat as follows:

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

FROM:

"This plat is restricted to new construction to 56,600 square feet of the church and church related facilities. Residential uses are not permitted without the approval of the Board of Broward County Commissioners, who shall review and address these uses for increased impacts."

TO:

"This plat is restricted to 3,000 square feet of religious institution use and 54,000 square feet of private school use."

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