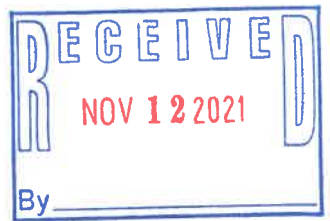




**APPEAL OF ADMINISTRATIVE
DECISION**



OFFICE USE ONLY

BA #:

Development Services Department, 901 NW 66th Avenue, Florida 33063

Hearing Date: 12/7/2021

PART I. TO BE COMPLETED BY APPLICANT

Name of Applicant: Abundant Life Christian Centre, Inc.

Address of Applicant: 1490 Banks Road, Margate, FL 33063

Email: bishoprwt@yahoo.com Phone: (954) 913-6499

Name of Agent: Dennis D. Mele - Greenspoon Marder LLP

Email: dennis.mele@gmlaw.com Phone: 954-527-2409

Address of Agent: 200 E. Broward Blvd., Suite 1800

Name of Property Owner: Abundant Life Christian Centre, Inc.

Address of Property Owner: 1490 Banks Road, Margate, FL 33063

Email: bishoprwt@yahoo.com Phone: (954) 913-6499

PART II. PROPERTY INFORMATION:

Address of Property: 1490 Banks Road, Margate, FL 33063

Legal Description: CENTRAL PARK OF COMMERCE 119-27 B LOTS 1,2,3,4,5 & 6 BLK 2

Lot Size/Area: 508,160 sq. ft. Zoning District: CF-1 & M-1A Folio #: 484230170050

Existing Use: Private School, Church and Day Care Proposed Use: Private School (including Auditorium) and Day Care

PART III. APPLICATION REQUIREMENTS: Please submit the following to the Development Services Department:

- 1) Completed Application & fee (cash or check in the amount of \$200.00 payable to: CITY OF MARGATE)
- 2) Executed Property Owner Certification and Permission to Proceed form
- 3) Executed Public Hearing Sign Bond Agreement & fee (cash or check in the amount of \$150.00 payable to: CITY OF MARGATE)
- 4) Any documents or plans supporting the administrative appeal
- 5) One (1) original paper copy of applications and supporting documents and one (1) electronic copy in PDF format

PUBLIC HEARING NOTICES:

Per Section 31-55, at least 14 days prior to a scheduled hearing, the petitioner is responsible for mailing public notice to all property owners within 1,500 feet and posting public hearing signs on the property.

Proof of mailing and affidavit must be submitted at least 10 days prior to the scheduled hearing.

ATTENDANCE AT HEARING IS MANDATORY FOR THE PETITIONER

FEE SCHEDULE:

Appeal Request: \$200.00

Sign Bond: \$150.00

Reimburse City for Newspaper Ad

PART IV. APPEAL:

The process for requesting an appeal to administrative decision is documented in Article IV, Division 2 of the Margate Code of Ordinances.

Indicate the specific code section related to the administrative order, requirement, decision or determination that is being appealed:

Article VI, Sec. 31-54(b)(1) subsections (a) through (d)

Describe alleged administrative error in detail:

This application is to appeal to the City's determination to require a site plan and the associated information in City Code Section 31-54(b)(1) subsections (a) through (d) as it relates to a special exception application for the Abundant Life school.

Reason for requesting reversal of decision:

We do not believe that the site plan requirements in City Code Section 31-54(b)(1) subsections (a) through (d) are relevant to the special exception application as no physical modifications are being made to the property relative to the special exception application and the associated plat note amendment application.

For applications related to tree preservation, describe why the administrative decision or order is not reasonable or in the public interest, according to the spirit and intent of Article II, Preservation and Protection of Trees, Chapter 23 Landscaping Code of the City of Margate: This section is not applicable to this application.

Property Owner Certification And Permission To Proceed

This is to certify that I am the owner of the property located at 1490 Banks Road, Margate, FL 33063.

(Complete only if applicable) I have authorized Greenspoon Marder LLP to make and file this application for administrative appeal on my behalf. If my administrative appeal application is denied, I understand that I may file an appeal within 7 days via the city clerk's office.



Signature of Property Owner:

Bishop Richard Thomas

Print Name of Property Owner:

Signature of Property Owner:

Print Name of Property Owner:

STATE OF FL
COUNTY OF Broward

Subscribed and sworn to before me this

4 day of November 2021.



Signature of Notary

GABRIELA CITELLI

Print Name of Notary

☒ Personally known to me

☐ Produced identification

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me this

_____ day of _____ 20____.

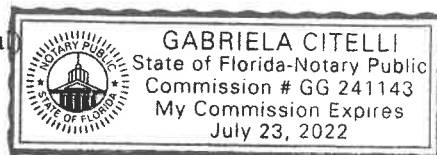
Signature of Notary

Print Name of Notary

_____ Personally known to me

_____ Produced identification

(Notary seal)



(Notary seal)



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, Bishop Richard Thomas, 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 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.

Abundant Life Christian Centre, Inc.

Business Name

1490 Banks Road, Margate, FL 33063

Street location

Richard W. Thomas

Signature

November 4, 2021

Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date certain: _____

Two Business Days (after decision): _____

COMPLIED: Yes _____ No _____

If YES, initiate check request to Finance
(601-0000-220.18-00)

If NO, inform Finance to deposit Bond
(001-0000-369.90-01)

Copy to Petitioner, Finance Department
Original to File

PART V. TO BE COMPLETED AFTER BOARD OF ADJUSTMENT ACTION. Board Action:

Approved _____ Denied _____ Tabled to: _____

List Any Special Conditions: _____

Chairman of the Board of Adjustment

Date

Secretary of the Board of Adjustment

Date

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 11/16/21 00 Receipt no: 2336537

Type	SvcCd	Description	Amount
EF		ECDV PLAT/SUBDIV. RESERVE	
	Qty	1.00	\$200.00
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

BOARD OF ADJUSTMENT APPEAL
AND SIGN BOND FOR
ABUNDANT LIFE CHRISTIAN CENTRE
1490 BANKS ROAD MARGATE FL
33063
CONTACT- DENNIS MELE
TEL- 954-913-6499
EMAIL-DENNIS.MELE@GMLAW.COM

Tender detail

CK Ref#:	4372	\$350.00
Total tendered:		\$350.00
Total payment:		\$350.00

Trans date: 11/16/21 Time: 12:01:36

HAVE A GREAT DAY!