

November 10, 2021

VIA E-MAIL: etaschereau@margatefl.com

Ms. Elizabeth Taschereau
Development Services Director
City of Margate
901 NW 66th Avenue
Margate, FL 33063

Re: Administrative Appeal - Abundant Life Christian Centre, Inc.

Dear Ms. Taschereau:

On behalf of Abundant Life Christian Centre, Inc. (the "Applicant"), please accept this request for an administrative appeal of the City of Margate's (the "City") 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 property located at 1490 Banks Road (the "Property"). The City has advised that a special exception application is required for the existing private school use pursuant to City Code Section 11.3(B)(1)(a)(2), in order to be consistent with a pending plat note amendment application involving the Property. Attached please find a copy of the City's letter regarding the determination of the special exception application requirements.

As part of a special exception application, the City Code currently requires "a preliminary site plan, meeting the technical requirements for a final site plan and containing all relevant information necessary for review" including a survey, tree location plan, and various other site data from City Code Section 31-54(b)(1)(a-d). The Applicant is not making any physical modifications to the Property that would otherwise require approval of a site plan and the existing private school has been operating since approximately 1990. Preparing all the plans of the existing Property in order to meet the above mentioned requirements would be a significant cost to the Applicant. Further, the purpose of the Applicant's special exception and plat note amendment applications is to bring the existing use of the Property into compliance with the City's Code, due to several amendments to the special exception and accessory use criteria which occurred over the years following the original approvals and construction of the Property.

As such, we do not believe that the site plan requirements for a special exception are relevant to the applications involving the Property and respectfully request that the Board of Adjustment consider an appeal of the City's determination that these materials are necessary for review of the Applicant's applications. Please let us know if you need any other information to review and process this request for an administrative appeal to the City's Board of Adjustment.

Sincerely,

GREENSPOON MARDER LLP



Dennis D. Mele, Esq., AICP
Partner