



Abundant Life

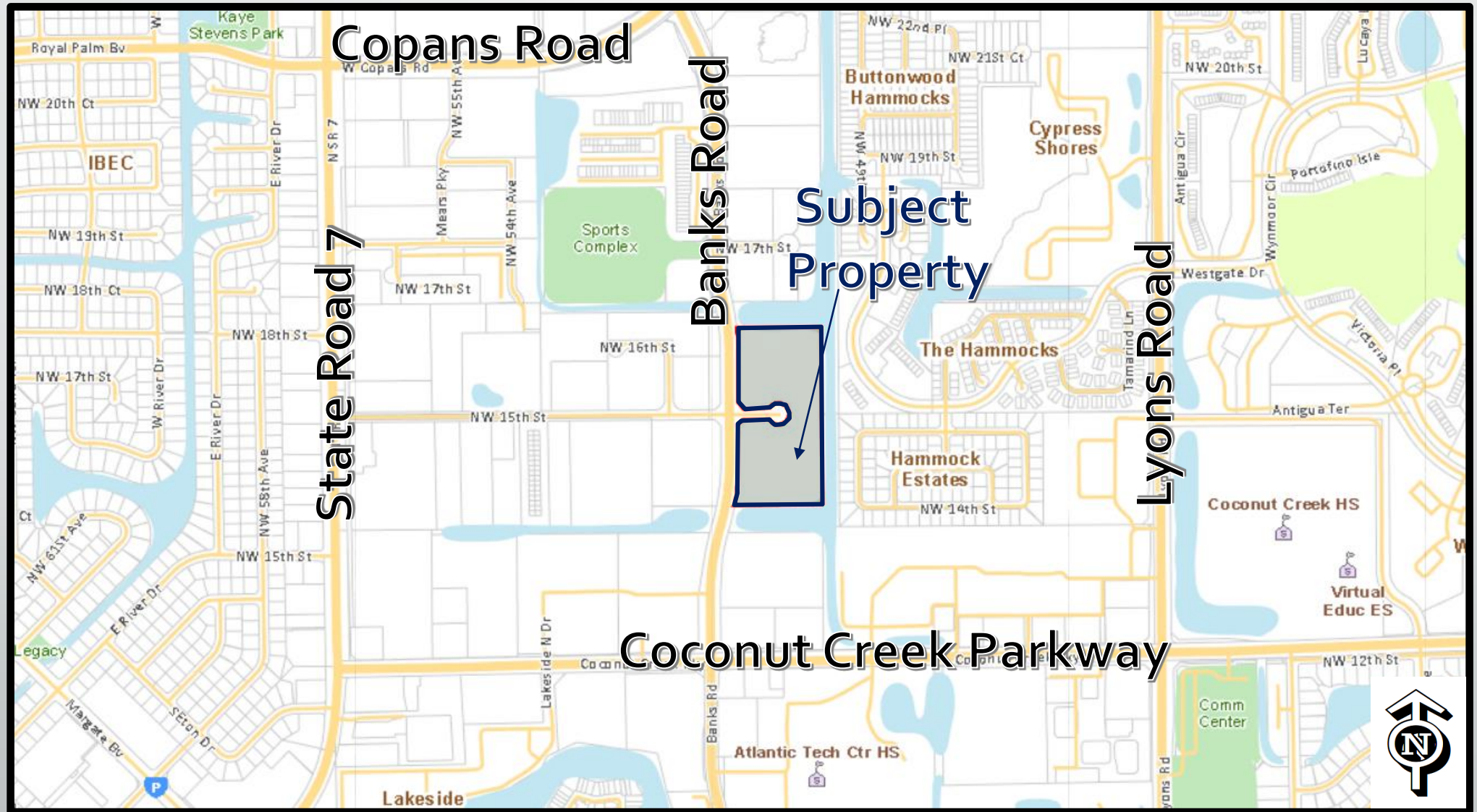
1490 Banks Road

Administrative Appeal Application

City of Margate – Board of Adjustment

December 7, 2021

Location Map



Aerial



Existing Use of the Abundant Life Property

- *Currently operating as a church, school, and daycare on the property*
- *Existing private school has been operating at this location since approximately 1991*
- *School utilizes approximately 75,000 square feet of the property (the majority of the property)*
- *Church use is shared space within the school's auditorium and utilizes approximately 20,000 square feet of the property during its operation of church services, which do not overlap with the school's hours*

Related Applications

- *A plat note amendment application is pending that would remove the existing place of worship from the plat note and replace it with 75,000 square feet of school use, and increase the existing day care use from 6,277 square feet to 7,000 square feet, while allowing the house of worship to utilize the 20,000 square feet of existing auditorium space*
- *Due to several City Code amendments over the years to the special exception and accessory use criteria requirements in the Community Facilities (CF-1) zoning district, City staff has advised that a special exception application will also be required for the private school use as the primary use of the property*

City Code Section 31-54(b)(1)(a-d)

- *Pursuant to the above Code section, a special exception application requires a preliminary site plan meeting the technical requirements for a final site plan, containing all relevant information necessary for review, including but not limited to, the following:*
- *Survey*
- *Tree location plan*
- *Site Data*
- *Complete dimensioning and location of the information indicated on the right hand column*

1. Plot lines.
2. Existing and proposed buildings and all other proposed improvements.
3. Off-street parking, curbing, wheel stops and interior landscape area.
4. Street paving, drainage structures, sidewalks, driveways, intersections, medians, existing and proposed deceleration and turning lanes.
5. Setbacks.
6. Floor plans, and exterior sales, storage or service areas.
7. Internal walks and pedestrian ways.
8. Typical building exterior elevation view.
9. Signs and exterior lighting.
10. Water mains and fire hydrants; sewer laterals.
11. Buffering and fencing or decorative masonry walls.
12. Solid waste disposal containers and enclosures.
13. Proposed finished floor and pavement elevations.
14. Landscaping plan.
15. Any other architectural, engineering or other data as may be required to permit the necessary findings.

Administrative Appeal

- *Applicant is requesting an administrative appeal of City staff's determination to require the information in Code Section 31-54(b)(1)(a-d) for a special exception application related to this property*
- *Applicant understands that a special exception application will still be required, and is seeking allowance to submit the application for review without the site plan package*
- *Applicant is not making any physical modifications to the property that would otherwise require approval of a site plan*
- *Preparation of all plans for the existing property in order to meet the Code requirement would be a significant cost to the Applicant*
- *Applicant's applications are intended to bring the plat note and existing use of the property into compliance with the City's Code*



Thank You