



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SPECIAL EXCEPTION

5790 Margate Blvd., Margate, FL 33063
For Planning & Zoning Questions: 954-979-6213

Submittal Date (official use):

2/14/2022

AP

Project Name		Abundant Life Christian Centre, Inc.
Address		1490 Banks Road, Margate, FL 33063
Acreage	Folio Number	
Approx. 11.7 Acres	4842 30 17 0050	
Proposed Use		Private School and Day Care
Previous/Existing Use		Church, Private School, and Day Care
Legal Description		Central Park of Commerce 119-27 B Lots 1, 2, 3, 4, 5, & 6 BLK 2


DRC #

Paid: \$650

Describe proposal/request in detail, including occupant capacity (if applicable)
Special Exception Application to operate private elementary, middle, and high school classes at an existing facility per Section 11.3(B)(1)(a)(1-4).

Applicant Name		Bishop Richard Thomas
Business/Corporate Name		Abundant Life Christian Centre, Inc.
Address		1490 Banks Road, Margate, FL 33063
Phone Number		Fax Number
954-913-6499		
Email Address		bishoprwt@yahoo.com

Agent/Contact Name		Dennis D. Mele, Esq.
Business/Corporate Name		Greenspoon Marder LLP
Address		200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301
Phone Number		Fax Number
954-527-2409		954-333-4009
Email Address		dennis.mele@gmlaw.com CC: shane.zalonis@gmlaw.com


Property Owner's Signature


Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at
1490 Banks Road, Margate, FL 33063,

being the subject property for this DRC application for a SPECIAL EXCEPTION USE, and I give
authorization to Greenspoon Marder LLP to file this petition. I
understand that I, or a representative on my behalf, must be present at the DRC meeting. I further
understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

Bishop Richard Thomas

Print owner's name

Richard W Thomas
Signature of owner

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 19 day of January, 22 (year), by Bishop Rick Thomas (name of person making statement).

Gabriela Citelli

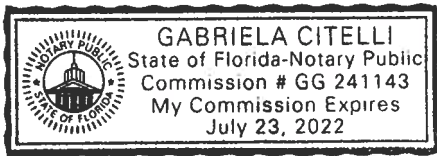
Print or type name of Notary

Gabriela Citelli
Signature of Notary



Personally known to me

Produced identification





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 (one hundred fifty dollar) 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 or Property Name

1490 Banks Road, Margate, FL 33063

Address


Signature

1/19/22
Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date
certain? _____

Two Business Days (after
decision) _____

COMPLIED? Y N

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

February 14, 2022

VIA HAND DELIVERY

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

Re: Abundant Life Christian Centre, Inc.
Plat Note Amendment and Special Exception Application

Dear Ms. Taschereau:

In connection with the Abundant Life Christian Centre, Inc. plat note amendment application and special exception applications, enclosed for DRC review are three paper sets and one electronic version of the following documents:

Special Exception Application

1. Executed DRC Special Exception Application Form
2. Executed Property Owner Certification and Permission to Proceed Form
3. Executed Public Hearing Sign Removal Bond Agreement
4. Check in the amount of \$650.00 for the DRC Application Fee and Sign Bond Fee
5. Survey of subject property – signed and sealed
6. Special Exception Narrative Letter
7. Traffic Statement

An administrative appeal application was approved on December 7, 2021 to allow for this special exception application to be filed without providing the site plan and associated information in City Code Section 31-54(b)(1) subsections (a) through (d). As such, please accept this special exception application in connection with the associated plat note amendment application.

Updated Plat Note Amendment Application Materials

1. Executed DRC Plat Note Amendment Application Form;
2. Updated letter including revised proposed changes and history of the plat; and
3. Check in the amount of \$250.00 for the resubmittal fee.

The above documents are intended to supplement the below documents related to the

February 14, 2022

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plat note amendment application that were previously submitted on February 8, 2021:

1. Check in the amount of \$650.00 for the DRC Application Fee and Sign Bond Fee
 - a. Original Check #3649 was previously provided to the City on July 15, 2020
2. Survey of subject property – signed and sealed
3. Existing Plat - Central Park of Commerce Plat (052-MP-83)
4. Traffic Statement
5. DRC Comment Responses

Please contact me at (954) 527-6258 should you have any questions or require additional information regarding the above.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 2/15/22 00 Receipt no: 2381133

Type	SvcCd	Description	Amount
EO		ECDV DRC RESUBMITTAL OTHE	
	Qty	1.00	\$250.00
EB		ECDV BANNERS	
	Qty	1.00	\$150.00
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$500.00

RESUBMITT.FOR PLAT AMENDMENT
& SPECIAL EXCEPTION USE
FOR ABUNDANT LIFE CHISTIAN
CENTRE @ 1490 BANKS ROAD
CONTACT -DENNIS MELE
200 E. BROWARD BLVD.
SUITE 1800,FT. LAUDERDALE
FL 33301
TEL- 954-527-2409
EMAIL-DENNIS.MELE@GMLAW.COM

Tender detail

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 2/15/22 00 Receipt no: 2381133

	Type	SvcCd	Description	Amount
CK Ref#:	4544		\$250.00	
CK Ref#:	4492		\$650.00	
Total tendered:			\$900.00	
Total payment:			\$900.00	

Trans date: 2/15/22 Time: 12:47:55

HAVE A GREAT DAY!