

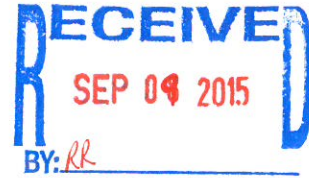
BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # 15-15
HEARING DATE 10-6-15

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicant: THE VINE INTERNATIONAL Date: 9/9/15
MINISTRIES, INC
Relationship to Subject Property:



Address of Property: 5000 COCONUT CREEK DRWY #5000 B MARGATE FL 33063

Legal Description: BRANSON-FARRIS DEVELOPMENT PLAT NO 2110-14 B TR A FOR DESC AS
COMM AT S R/W/L OF ST RD 814 & W/BNDRY OF SAID SEC 31, S 400, E 375 SLY
134, ELY 51.41, NW 25.67 TO POB, CONT N 268.58, NELY 265.15, SELY 268.75 SWLY 274.72
Describe Variance Requested: TO POB

List Details of Hardship:

[Signature]
Signature of Applicant

2009 NW 49th AVE - COCONUT CREEK
Address 33063

Phone # 954 871 1160

Fax# 954-510-2061

PART II. TO BE COMPLETED BY THE ECONOMIC DEVELOPMENT DEPT.

Describe request and how it varies from the Code: _____

Section of Code involved: _____ Zoning of Property: _____

Have plans been submitted to and approved by the Building Department? _____

Additional Comments: _____

By: _____
Economic Development Director

Date: _____

PART III. 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



THE VINE INTERNATIONAL MINISTRIES

OFFICE: 4161 W Hillsboro Blvd

Coconut Creek, FL 33073

SERVICES: 701 SE 6TH Ave

Deerfield Beach, FL 33441

www.thevineworld.com

www.thevineusa.org

September 08, 2015


To Whom It May Concern

We are writing this letter to further explain the reasons why we need a building with that size.

- We would like to have Sunday School rooms
- We would like to have Recreation rooms
- We would like to have Church offices.

Should you have any questions or need further assistance, please do not hesitate in contacting myself.

Sincerely,


Marcio G. Alves
Senior Pastor

The Vine International Ministries Inc.

www.thevineusa.org

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at 5000 Coconut Creek Pkwy.
being the subject property for this variance application, and I give authorization to
Harry Chastkalson to file this petition for the said
variance.

Suk Hui Walsh
Print owner's name

[Signature]
Signature of owner

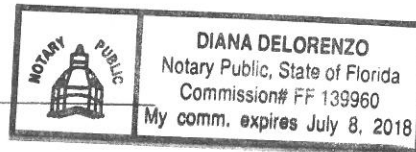
Subscribed and sworn to before me this 04 day of September
20 15.

[Signature]
Signature of Notary

Diana Delorenzo
Print or type name of Notary

 Personally known to me

X Produced identification DZK





CITY OF MARGATE

BOARD OF ADJUSTMENT

PUBLIC HEARING NOTICE VARIANCE REQUEST BA-15-15

You are hereby notified of a Public Hearing before the Board of Adjustment of the City of Margate on Tuesday, October 6, 2015, which begins at 7:01 p.m., in the Municipal Building, 5790 Margate Boulevard, Florida 33063, to consider a request of petitioner, to wit:

PETITIONER: Marcio Alves, The Vine International Ministries, Inc.

VARIANCE REQUEST: **BA-15-15**
PERMISSION to occupy a commercial space that is greater than 7,000 square feet. Section 8.4 of the Code allows churches, synagogues, and similar congregations of other religions and denominations as a permitted use in this zoning district, but limits the size of this use to a maximum of 7,000 square feet in gross area.

SUBJECT PROPERTY: 5000 Coconut Creek Parkway, #5000B, Margate, FL 33063. TOC-G Gateway District Zoning. A portion of tract A of the Brandon-Farris Development Plat No 2 according to the plat thereof as recorded in Plat Book 110, page 19 of the public records of Broward County, Florida. .

All interested persons may be present at this public hearing and be heard regarding the above-mentioned matter. All representations made in front of this Board in the granting of any permit shall be deemed a condition of said permit.

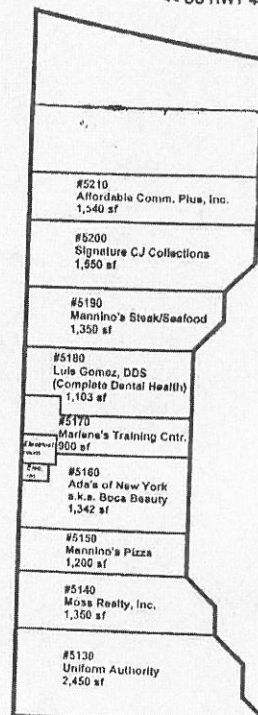
If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting, she/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript). Any person wishing to appeal a decision of the Board of Adjustment to the City Commission must do so in the City Clerk's office within seven (7) days of the written decision of the Board.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454 with their request at least two business days prior to the meeting date.

CITY OF MARGATE, FLORIDA
Joseph J. Kavanagh, City Clerk

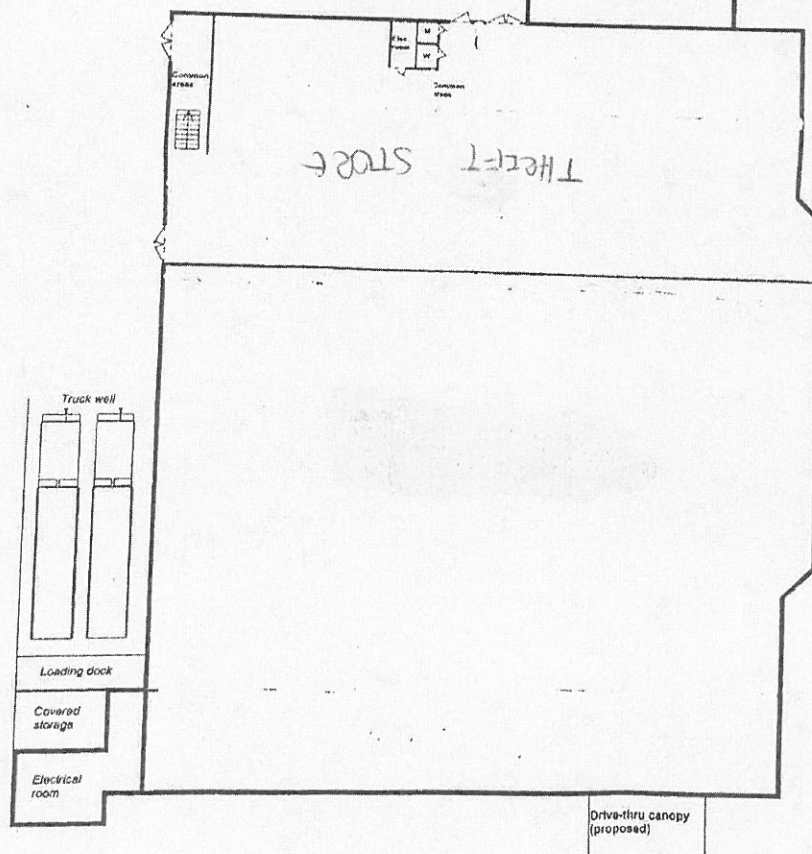
CROSSROADS
SHOPPING CENTER

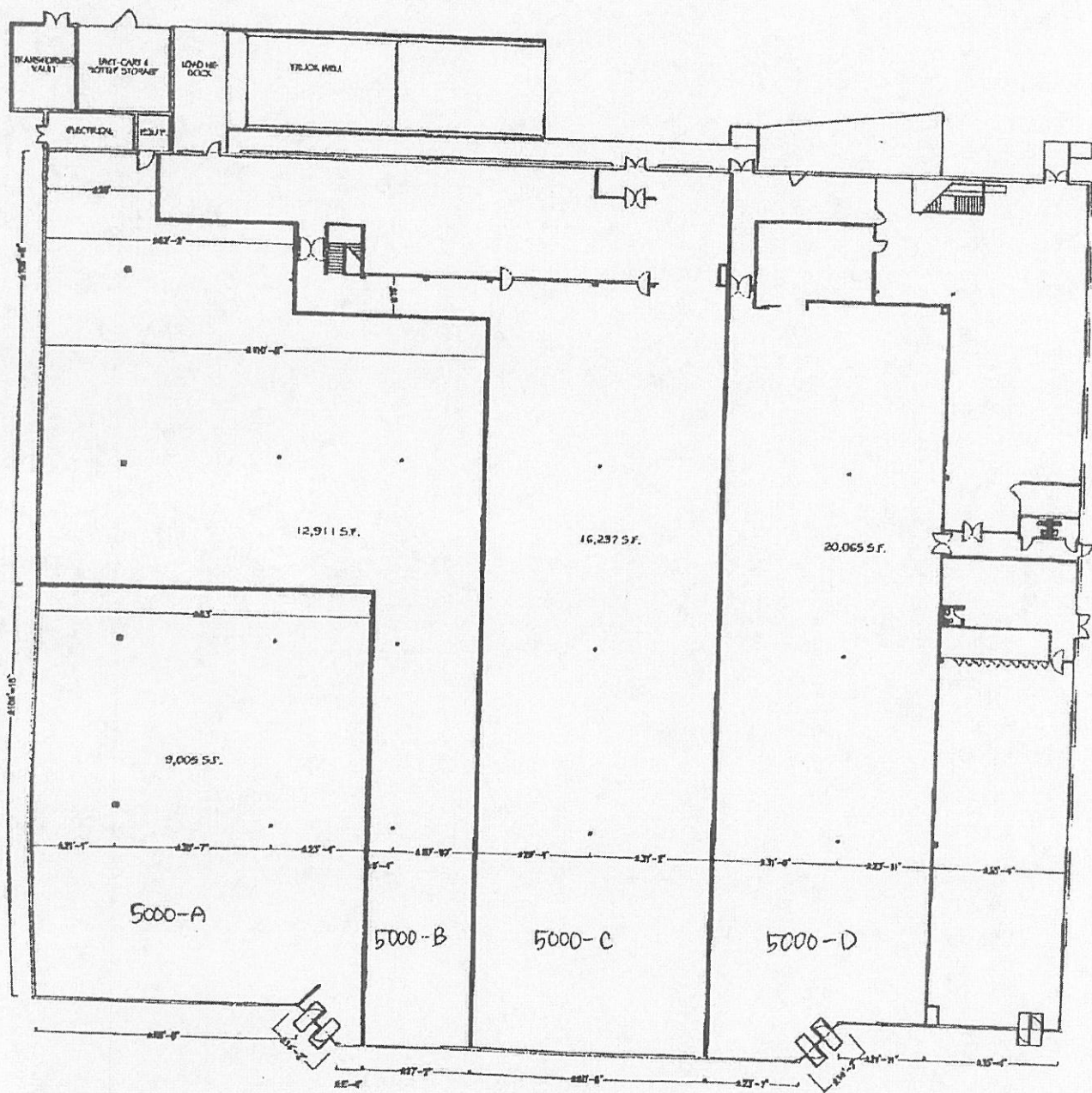
<< US HWY 441 >>



#5100
Challenges
4,370 sf

NORTH >>>

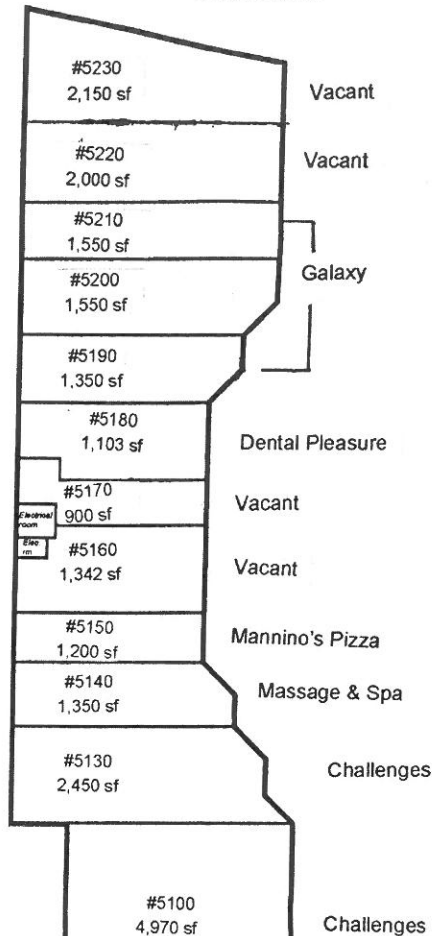




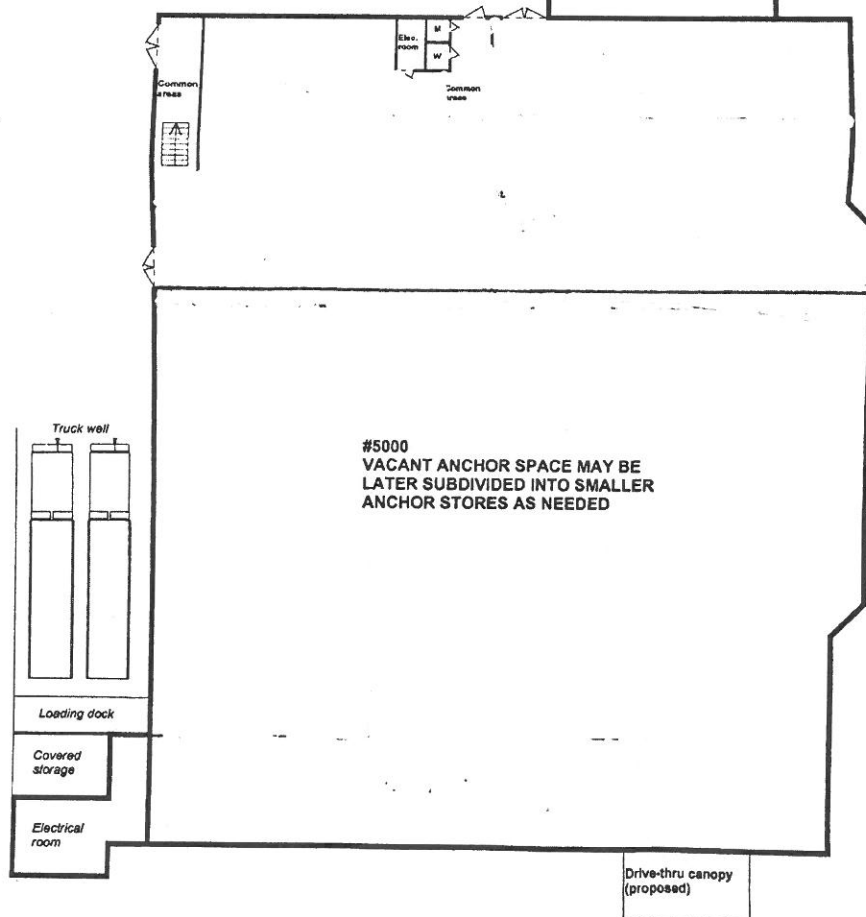
**CROSSROADS
SHOPPING CENTER**

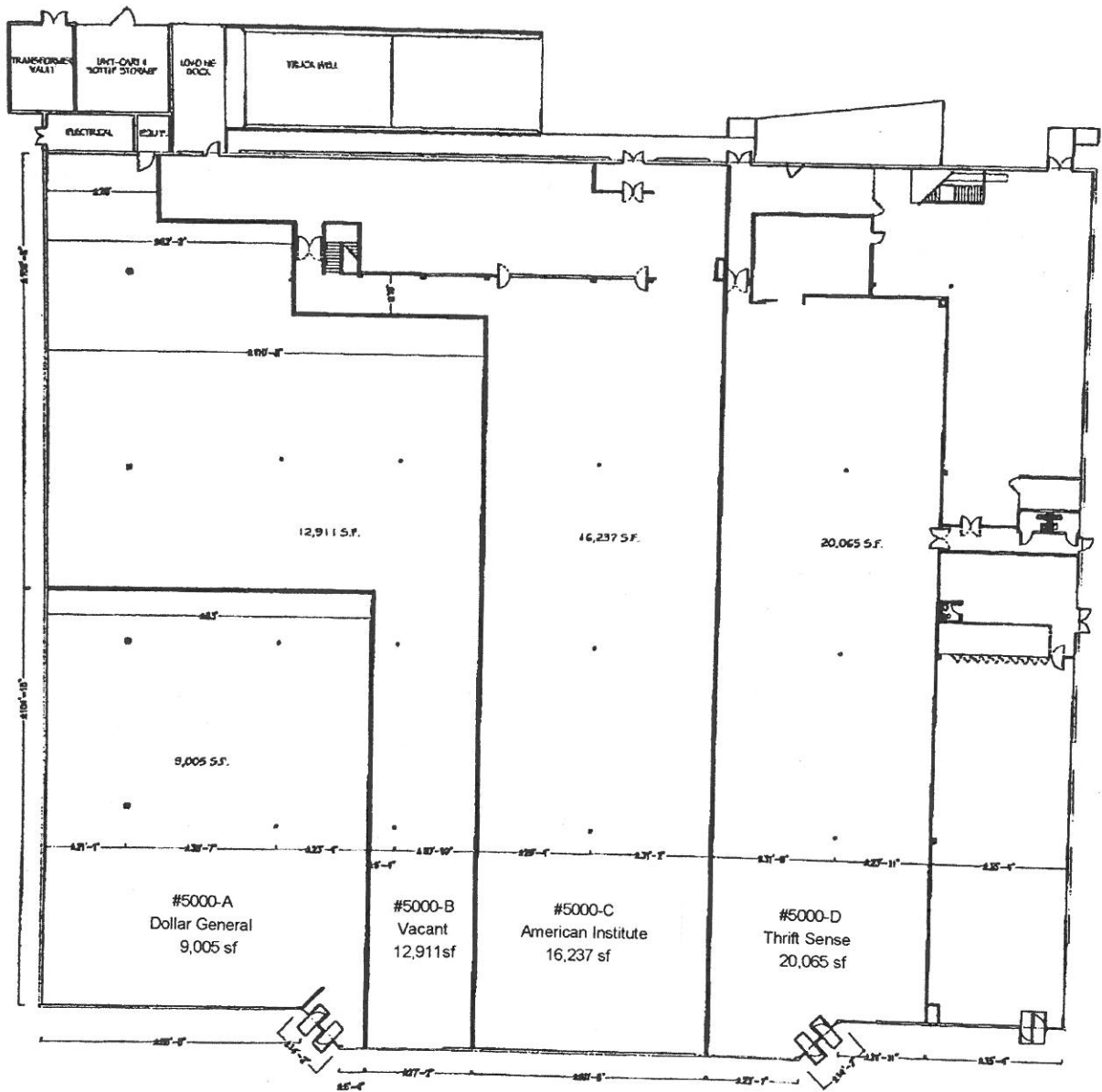
**PROPOSED AND
EXISTING TENANTS
AS OF 01-01-2015**

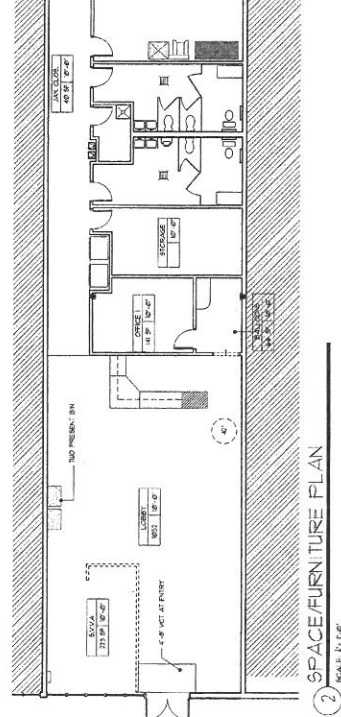
<< US HWY 441 >>



NORTH >>>







City of Margate
 RECEIPT
 *** CUSTOMER RECEIPT ***

Batch ID: RR0DI 9/14/15 00 Receipt no: 177966

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00

S.W. GLOBAL, INC.
 P.O. BOX 934579
 MARGATE, FL 33093
 RE: VARIANCE REQUEST BA-15-15
 THE VINE INTERNAT'L INDUSTRIES
 5000 COCONUT CREEK PKWY #5000B
 BY HARRY CHASKALSON
 REAL ESTATE BROKER
 N.E.G. PROPERTY SERVICES, INC.
 954-491-2281 OFFICE
 954-270-6012 CELL
 HARRY@NEGPROPERTY.COM

Tender detail
 CK Ref#: 2536 \$200.00
 Total tendered: \$200.00
 Total payment: \$200.00

Trans date: 9/14/15 Time: 17:54:11

HAVE A GREAT DAY!

PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT
In accordance with Ordinance #1500.485

I, Suk Hui Walsh,
Petitioner of record and on behalf of the property
owner, hereby agree that 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.

SW Global, Inc.
Business Name

5000 Coconut Creek Pkwy
Street location

[Signature]
Signature

September, 2015
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).

Signature / Date

City of Margate
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 9/14/15 00 Receipt no: 177972

Type	SvcCd	Description	Amount
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

S.W.GLOBAL, INC.
PO BOX 934579
MARGATE, FL 33093
PUBLIC HEARING SIGN BOND
RE: VARIANCE REQUEST BA-15-15
VINE INTERNAT'L INDUSTRIES INC
5000 COCONUT CREEK PKWY #5000B
THRU HARRY CHASKALSON
N.E.G. PROPERTY SERVICES, INC.
954-491-2281 OFFICE
954-270-6012 CELL
HARRY@NEGPROPERTY.COM

Tender detail

CK Ref#:	2540	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 9/14/15 Time: 18:14:48

HAVE A GREAT DAY!