



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Change of Occupancy

5790 Margate Blvd., Margate, FL 33063  
For Planning & Zoning Questions: 954-968-3617

Submittal Date (official use):  
**RECEIVED**  
APR 23 2018  
By \_\_\_\_\_

|   |                                     |                       |
|---|-------------------------------------|-----------------------|
| Project Name<br><b>COMUNIDAD CRISTIANA</b>  |                                     | DRC # <b>05-18-02</b> |
| Address<br><b>5259 COCONUT CRK. PKY</b>   |                                     |                       |
| Acreage<br><b>18.1</b>  | Folio Number<br><b>484230170190</b> | Paid: <b>250.00</b> ✓ |
| Proposed Use<br><b>CHURCH</b>   |                                     |                       |
| Previous/Existing Use<br><b>VACANT</b>  |                                     |                       |
| Legal Description<br><b>PARCEL 1 (FEE SIMPLE) PARCEL A CENTRAL PARK &amp; COMMERCIAL, PB 119, PG. 27 G.R.B. BROWARD CO.</b> |                                     |                       |

Describe proposal/request in detail, including occupant capacity (if applicable)

**INTERIOR REMODELING OF 6,050 SF INTO CHURCH**

|   |            |
|---|------------|
| Applicant Name<br><b>ROBERT CAMPO</b>               |            |
| Business/Corporate Name<br><b>ALLIANCE XVI, LLC</b> |            |
| Address<br><b>5259 COCONUT CRK. PKW.</b>            |            |
| <b>MARGATE, FL</b>                                  |            |
| Phone Number<br><b>305.500.9440</b>                 | Fax Number |
| Email Address<br><b>RC@ALLIANCEXVI.COM</b>          |            |

|   |            |
|---|------------|
| Agent/Contact Name<br><b>J. SCOTT MIRZ</b>                |            |
| Business/Corporate Name<br><b>CONSILIUM ATLANTIC, INC</b> |            |
| Address<br><b>3400 ROBBINS RD.</b>                        |            |
| <b>POMPANO FL, 33062</b>                                  |            |
| Phone Number<br><b>954.788.3884</b>                       | Fax Number |
| Email Address<br><b>SMIRZ@CONSILIUMATLANTIC.COM.</b>      |            |

  
Property Owner's Signature

**4/23/18**  
Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at 5259 COCONUT CRK FKW  
being the subject property for this DRC application for a CHANGE OF OCCUPANCY, and I give  
authorization to J. SCOTT FAIRE 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.

ALLANCE XVI, LLC.

Print owner's name

[Signature]

Signature of owner

Subscribed and sworn to before me this 23 day of April 2018.

MIGUEL REYNALDOS

Print or type name of Notary

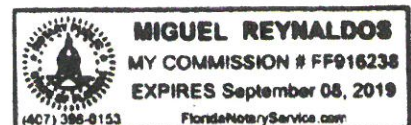
[Signature]

Signature of Notary

X

Personally known to me

Produced identification







**MARTY KIAR**  
**BROWARD**  
COUNTY  
PROPERTY APPRAISER

|                               |   |                |                 |
|-------------------------------|---|----------------|-----------------|
| <b>Site Address</b>           | 5203-5281 COCONUT CREEK PARKWAY, MARGATE FL 33063 | <b>ID #</b>    | 4842 30 17 0190 |
| <b>Property Owner</b>         | ALLIANCE XVI LLC                                  | <b>Millage</b> | 1212            |
| <b>Mailing Address</b>        | 2601 S BAYSHORE DR STE 100 MIAMI FL 33133-5460    | <b>Use</b>     | 11              |
| <b>Abbr Legal Description</b> | CENTRAL PARK OF COMMERCE 119-27 B PARCEL A        |                |                 |

**The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).**

| Property Assessment Values |             |                        |                     |                      |              |
|----------------------------|-------------|------------------------|---------------------|----------------------|--------------|
| Year                       | Land        | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax          |
| 2018                       | \$7,895,460 | \$8,554,230            | \$16,449,690        | \$16,449,690         |              |
| 2017                       | \$7,895,460 | \$8,254,980            | \$16,150,440        | \$16,150,440         | \$151,690.16 |
| 2016                       | \$7,895,460 | \$4,395,340            | \$12,290,800        | \$12,290,800         | \$225,396.37 |

| 2018 Exemptions and Taxable Values by Taxing Authority |              |              |              |              |
|--|--------------|--------------|--------------|--------------|
|  | County       | School Board | Municipal    | Independent  |
| Just Value   | \$16,449,690 | \$16,449,690 | \$16,449,690 | \$16,449,690 |
| Portability  | 0            | 0            | 0            | 0            |
| Assessed/SOH   | \$16,449,690 | \$16,449,690 | \$16,449,690 | \$16,449,690 |
| Homestead  | 0            | 0            | 0            | 0            |
| Add. Homestead   | 0            | 0            | 0            | 0            |
| Wid/Vet/Dis  | 0            | 0            | 0            | 0            |
| Senior   | 0            | 0            | 0            | 0            |
| Exempt Type 91-17                                      | \$9,211,830  | \$9,211,830  | \$9,211,830  | \$9,211,830  |
| Taxable  | \$7,237,860  | \$7,237,860  | \$7,237,860  | \$7,237,860  |

| Sales History |      |              |                  | Land Calculations               |         |        |
|---------------|------|--------------|------------------|---------------------------------|---------|--------|
| Date          | Type | Price        | Book/Page or CIN | Price                           | Factor  | Type   |
| 5/28/2015     | WD-Q | \$12,300,000 | 113027046        | \$10.00                         | 789,546 | SF     |
| 2/18/1997     | CE*  | \$100        | 26052 / 983      |                                 |         |        |
| 11/1/1993     | SWD  |              | 21471 / 623      |                                 |         |        |
|               |      |              |                  |                                 |         |        |
|               |      |              |                  | Adj. Bldg. S.F. (Card, Sketch)  |         | 189373 |
|               |      |              |                  | Eff./Act. Year Built: 1996/1985 |         |        |

\* Denotes Multi Parcel Sale (See Deed)

\* Denotes Multi-Parcel Sale (See Deed)

[illegible]

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
ALLIANCE XVI, LLC

### Filing Information

**Document Number** L15000045287  
**FEI/EIN Number** 47-3927259  
**Date Filed** 03/12/2015  
**Effective Date** 03/10/2015  
**State** FL  
**Status** ACTIVE

### Principal Address

2601 S. Bayshore Drive  
Suite 100  
COCONUT GROVE, FL 33133

Changed: 04/26/2016

### Mailing Address

2601 S. Bayshore Drive  
Suite 100  
COCONUT GROVE, FL 33133

Changed: 04/26/2016

### Registered Agent Name & Address

CAMBO, ROBERT  
2601 S. Bayshore Drive  
Suite 100  
COCONUT GROVE, FL 33133

Address Changed: 04/26/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CAMBO, ROBERT  
2601 S. Bayshore Drive  
Suite 100  
COCONUT GROVE, FL 33133

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

Batch ID: MMILLER      4/25/18 00      Receipt no: 105962

| Type | SvcCd | Description               | Amount   |
|------|-------|---------------------------|----------|
| EJ   |       | ECDV CHANGE OF OCCUP. USE |          |
| Qty  |       | 1.00                      | \$250.00 |

Tender detail

|                 |     |          |
|-----------------|-----|----------|
| CK Ref#:        | 198 | \$250.00 |
| Total tendered: |     | \$250.00 |
| Total payment:  |     | \$250.00 |

Trans date: 4/25/18      Time: 15:55:11

HAVE A GREAT DAY!