

November 9, 2020

VIA E-MAIL: [ahowald@margatefl.com](mailto:ahowald@margatefl.com)

Ms. Alexia Howald  
City of Margate  
Development Services Dept.  
901 NW 66<sup>th</sup> Avenue  
Margate, FL 33063

Re: Revised Proposed Plat Note Amendment Language  
Abundant Life Christian Centre, Inc. – Plat Note Amendment Application

Dear Alexia:

Our client, Abundant Life Christian Centre, Inc., is proposing a Plat Note Amendment to the enclosed Central Park of Commerce Plat (052-MP-83), originally approved by the Broward County Board of County Commissioners on January 3, 1984 and recorded in Plat Book 119, Page 27. The history of the amendments to this Plat are listed below, copies of which are also enclosed.

1. Plat Note Amendment – Recorded May 25, 2002 – Official Records Book 33135, Page 130
2. Plat Note Amendment – Recorded December 15, 2006 – Official Records Book 43278, Page 295
3. Plat Note Amendment – Recorded May 27, 2008 – Official Records Book 45398, Page 703
4. Amendment to Nonvehicular Access Lines – Recorded April 7, 2009 – Official Records Book 46114, Page 13
5. Amendment to Nonvehicular Access Lines – Recorded April 22, 2009 – Official Records Book 46153, Page 1886
6. Plat Note Amendment – Recorded June 21, 2011 – Official Records Book 47989, Page 1475

The last Plat note amendment to Lots 1, 2, and 3 of Block 2 was recorded on May 27, 2008 in Official Records Book 45398, Page 703. The other prior and subsequent Plat note amendments listed above did not impact this parcel.

Following a pre-application meeting with Broward County, county staff advised that the entire current Plat note language must be included along with our proposed change. Additionally, county staff advised that the playground area shown on the survey associated with this application must be included in the square footage. The playground area is 2,015 square feet and has been added to the day care use of the proposed plat note.

The revised proposed changes to the Plat note are as follows:

**CURRENT/FROM:**

Parcel A is restricted to 200,000 square feet of commercial use;  
Parcel B is restricted to 70,300 square feet of office use (16,609 square feet existing and 53,691 square feet proposed), a 220 sleeping room (110 dwelling unit equivalents) Special Residential Facility, Category (3), and 93,000 square feet of self storage use. Commercial/retail uses and freestanding office buildings are not permitted within the self storage use without approval of the Board of County Commissioners who shall review and address these uses for increased Impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building;

**Lots 1, 2 and 3, Block 2 are restricted to 50,572 square feet of church use (43,330 square feet of existing and 7,422 square feet of proposed); 23,881 square feet of existing private school; and 6,277 square feet of existing day care use.**

Lots 1 and 2, Block 3 to be limited to 24,594 square feet of commercial recreation use; and 133,325 square feet of warehouse on the remainder of the Plat.

**TO:**

Parcel A is restricted to 200,000 square feet of commercial use;  
Parcel B is restricted to 70,300 square feet of office use (16,609 square feet existing and 53,691 square feet proposed), a 220 sleeping room (110 dwelling unit equivalents) Special Residential Facility, Category (3), and 93,000 square feet of self storage use. Commercial/retail uses and freestanding office buildings are not permitted within the self storage use without approval of the Board of County Commissioners who shall review and address these uses for increased Impacts. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building;

**Lots 1, 2 and 3, Block 2 of this Plat are restricted to 75,000 square feet of private school and 7,000 square feet of day care use.**

Lots 1 and 2, Block 3 to be limited to 24,594 square feet of commercial recreation use; and 133,325 square feet of warehouse on the remainder of the Plat.

This request does not impact any other parcels of this Plat. This revised letter is intended to supplement the previously submitted plat note amendment application for the Abundant Life Christian Centre. Please let me know if you need any other information in order to place this proposed amendment on a City Commission meeting for approval.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis