CITY OF MARGATE
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City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat Amendment

901 NW 66th Avenue, Margate, FL 33063
For Planning & Zoning Questions: 954-979-6213

Submittal Date (official use):
Received
February 8, 2021

Project Name	Abundant Life Christian Centre, Inc.
Address	1490 Banks Road, Margate, FL 33063
Acreage	Approx 11.7 Acres
Folio Number	4842 30 17 0050
Existing Use	Church/School
Current Land Use Designation	Commercial & Industrial
Current Zoning Designation	CF-1 (Community Facilities District) & M-1A Industrial Park District)
Legal Description	CENTRAL PARK OF COMMERCE 119-27 B LOTS 1, 2, 3, 4, 5, & 6 BLK 2

DRC #

Paid: $650.00

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

Plat Note Amendment - Please see attached.

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

Agent/Contact Name	Dennis D. Mele, Esq.
Business/Corporate Name	Greenspoon Marder LLP
Address	200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL 3301
Phone Number	(954) 527-2409
Fax Number	(954) 333-4009
Email Address	dennis.mele@gmlaw.com

Richard W Thomas
Property Owner's Signature

Feb. 8, 2021
Date

CITY OF MARGATE
PLAT AMENDMENT
APPROVAL PROCEDURES

Consult with the Department of Economic Development for applications (954-979-6646).

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Contact Broward County Planning and Development Management Division (954-357-6666) for County applications and approval process.

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Submit to the City of Margate via Development Services Department (954-979-6213) the required documentation in hard copy (3 paper sets) and digital copy (1 compact disc in pdf format) and the required **$500** fee at least 30 days prior to the meeting. Petitioners may apply to Broward County for a concurrent review.

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Development Review Committee

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Planning & Zoning Board

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Apply to City Commission via Development Services Department. Submit 7 paper sets and 1 compact disc in pdf format of required documents at least 15 days prior to the meeting (no fee). Send public notice mailings at least 14 days prior to the scheduled hearing and provide proof of mailing to the City at least 10 days prior to the scheduled hearing. Post public hearing notice sign(s) on the subject property at least 14 days prior to the scheduled hearing. City staff publishes newspaper advertisement prior to the scheduled hearing. Petitioners are responsible for all advertising costs.

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City Commission (Resolution)

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County approval process and recordation

*DRC meeting schedule and deadlines can be found at the following web address:
http://www.margatefl.com/DocumentCenter/View/232

Application submissions will be considered incomplete without all of the following required materials:

1. Completed DRC application form.

2. Application fee ($500).

3. Survey of subject property depicting current conditions and that is no more than five years old.

4. Existing plat.

5. Proposed changes.

6. Complete history of any other prior plat amdendments.

NOTES:

1. Three paper sets of backup material (one original, stamped/sealed + two copies*) and 1 compact disc in pdf format must be submitted with one original application cover sheet (p.1) to the Development Services Department at least 30 days prior to DRC meeting.

    a. Copies can use a copy of the original stamp/seal.

2. The applicant or authorized representative must be present in order for a submission to be reviewed by the committee.

3. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.

4. Paper sets of 24" x 36" surveys and/or plans must be folded into quarters, and then in half with the application visible.

5. Completed "PUBLIC HEARING SIGN REMOVAL BOND" and $150 required.

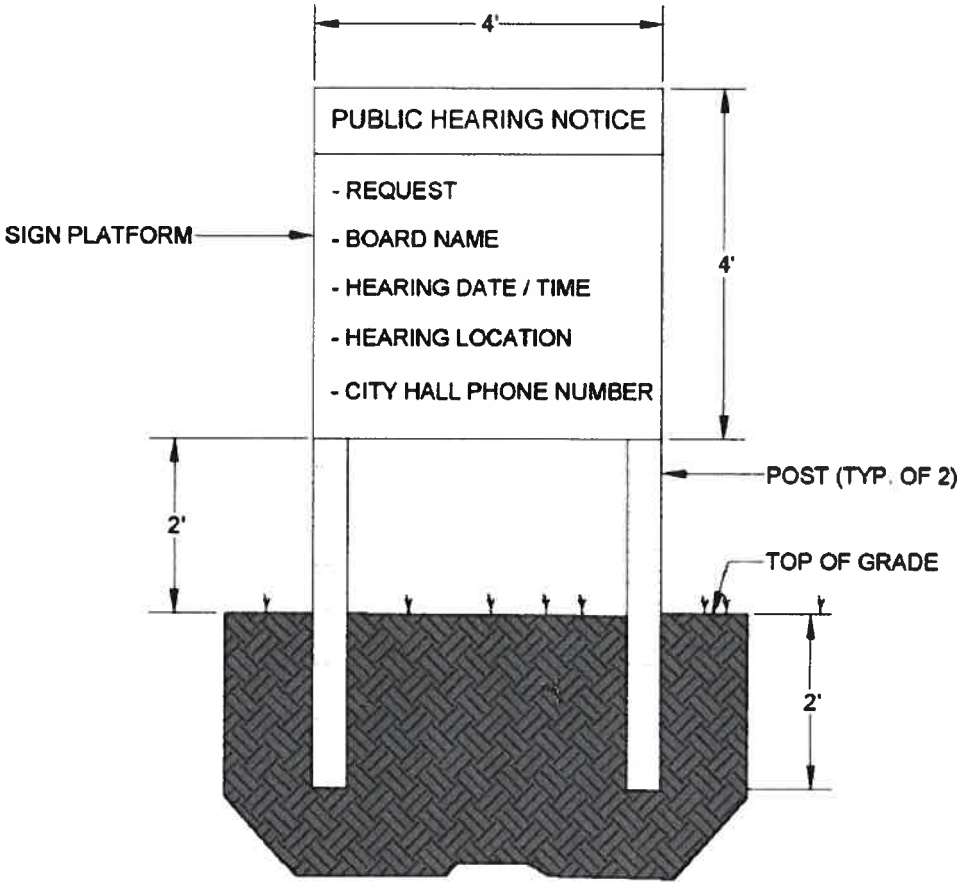
6. Application materials must be collated and bound into 3 distinct sets.

7. Applicant is responsible for all advertising costs. Required notice to be mailed to all property owners within 1,500 feet of the subject property and public hearing sign(s) to be posted at least 14 days prior to Planning and Zoning Board meeting and City Commission meetings, per Section 31-55 of the Margate Code of Ordinances.

CITY OF MARGATE
Public Hearing Announcement Sign Specifications

The sign must:

- Be professionally prepared.
- Be placed adjacent each right-of-way frontage, facing the road.
- Be installed 5 feet back from the property line frontage.
- Be installed on property 14 days prior to scheduled public hearing.
- Be designed in accordance with Section 31-55(B)(2) of the Margate Code of Ordinances, diagramed below, and Section 31-55(B)(4).
- Display "954-972-6454" for the City Hall phone number.
- Display "5790 Margate Boulevard, Margate" for the hearing location.



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PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, 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

Richard Thomas
Signature

2-22-20
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

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PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

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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 PLAT AMENDMENT.

(Complete only if applicable) I have authorized Greenspoon Marder LLP to file this application on my behalf.

I understand that I, or a representative on my behalf, must be present at the DRC, Planning and Zoning Board, and City Commission meetings. I further understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

Richard Thomas
Print owner's name

Signature of owner

Subscribed and sworn to before me this 22 day of July 2020.

GABRIELA CITELLI
Print or type name of Notary

Gabriela Citelli
Signature of Notary

_____ Personally known to me

✓ Produced identification _____

GABRIELA CITELLI
State of Florida-Notary Public
Commission # GG 241143
My Commission Expires
July 23, 2022

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MARGATE
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Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Bishop Richard Thomas for Abundant Life Christian Centre, Inc.

Agent/Authorized Representative: Dennis Mele, Esq. for Greenspoon Marder LLP

Project Address: 1490 Banks Road, Margate ,FL 33063

Project Name: Abundant Life Christian Centre, Inc. - Plat Note Amendment Application

Date: 2/17/2021

I, Dennis Mele, Esq. for Greenspoon Marder LLP (print Agent/Authorized Representative name), on behalf of Bishop Richard Thomas for Abundant Life Christian Centre Inc. (print Applicant name), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

1) 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant; and
2) 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant; and
3) Limitation of three (3) Staff Requests for Additional Information; and
4) Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

Signature of Applicant or Applicant's Authorized Representative

Dennis Mele, Esq. for Greenspoon Marder LLP

Name of Applicant/Authorized Representative