



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SITE PLAN

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

Submittal Date (official use):



Project Name Hebrew Academy Addition

Address 1500 N State Road 7, Margate, FL 33063

DRC #

Acreage +/- 2.09

Folio Number 484230220020

Paid: 

Proposed Use House of Worship/Private School

Previous/Existing Use House of Worship/Private School

Legal Description See attached.

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

See Justification Narrative attached.

Applicant Name Chabad Hebrew Academy, Inc.

Business/Corporate Name Chabad Hebrew Academy, Inc.

Address 1500 N State Road 7, Margate, FL 33063

Phone Number Please contact agent

Fax Number

Email Address sdenburg@hebrewacademy.org

Agent/Contact Name Matthew H. Scott, Esq.

Business/Corporate Name Dunay, Miskel & Backman, LLP

Address 14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432

Phone Number 561-405-3350

Fax Number 561-409-2341

Email Address mscott@dmblaw.com


Property Owner's Signature

Page 1 of 6

Date 

10/14/2020

CITY OF MARGATE SITE PLAN APPROVAL PROCEDURES

Consult with the Development Services Department for applications (954-979-6213).



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 fee at least 30 days prior to the meeting*.



Development Review Committee.



Submit 3 Final Site Plan original sets to the Development Services Department



Begin Permitting

*No waiver to F.S. 166.033 will affect standard procedure

To access the Margate Code of Ordinances online:

1. Go to www.municode.com
2. Click on “Library”
3. Where it directs, select “Florida”.
4. Scroll down to “Margate” and click on it.
5. From this page, you have the following options:
 - a. Enter a word search at the top of the page and Municode will bring up appropriate sections of the Code (it will search the entire code). If you click on one of those sections and wait for it to fully load, it will take you to the first instance of your search word and your search word will always be highlighted. When viewing one of the selections, you can exit the search by clicking the “home” icon to the left and then clicking the red “X” at the top of the page.
 - b. Use the menu on the left to find a specific Chapter of the Code
 - c. If you want only the ZONING CODE, go to the menu on the left-hand side of the page and scroll down until you see “Appendix A Zoning” and click on it.

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

1. Completed DRC application form.
2. Application fee:
 1. Non-residential: \$500 + \$1 per 25 sqft of new construction.
 2. Residential: \$500 + \$5 per dwelling unit
 3. Amendment: \$250
3. Ownership affidavit and consent.
4. Complete site plan package. (See attached checklist)
5. Master Parking Plan and Justification statement prepared by qualified traffic engineer or certified planner (AICP) required per Section 33.2(F) of the Margate Zoning Code.
6. Any other documentation as may be required to permit the necessary findings.

NOTES:

1. 3 paper sets of backup material (1 original, stamped/sealed + 2 copies*) and 1 compact disc in pdf format must be submitted with 1 original application cover sheet (p.1) to the Development Services Department at least 30 days prior to DRC meeting.
* 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. Large (24" x 36") surveys and/or plans must be folded into quarters, and then in half with the application visible.
5. Backup material must be stapled, collated and folded into 3 distinct sets.

DRC SITE PLAN CHECKLIST

- Survey (not older than five years)
- Site plan: (Scale must be no less than 1 inch equal to 50 feet)
 - Off-street parking
 - Sidewalks
 - Driveways
 - Interior landscape area
 - Existing and proposed deceleration and turn lanes
 - Medians
 - Wheel stops
 - Street paving
 - Internal walks
- Site data
 - Floor areas
 - Aggregate building coverage
 - Green space
 - Vehicular use areas
- Floor plan
- Typical building elevation
- Master Parking Plan and Justification Statement prepared by a certified Engineer or AICP
- Landscaping plan and data
 - An accurate tree location superimposed over the basic site plan, showing the species and size of all trees of three inches or greater caliper, DBH (Diameter Breast Height)
 - The tree replacement calculation
 - Required landscape calculation
 - Buffering and fencing or decorative masonry wall
 - Solid waste disposal enclosure
- Irrigation plan
 - 100% coverage
 - Source of water, pumps, valves, pipe sizes, rain sensors, head types, locations and spray patterns.
- Photometric plan (exterior lighting) for all vehicular use areas
- Engineering plan
 - Drainage structures
 - Drainage calculations
 - Existing and proposed fire hydrants
 - Proposed finished floor and pavement elevations
 - Water mains
 - Sewer laterals
- Copies of any and all agreements that run with or affect the property, such as cross access agreements, shared parking agreements, restrictive covenants, plat note amendments, or FDOT agreements.
- Any other architectural, engineering or other data as may be required to permit the necessary findings.

If you would like this document in an alternate format, please call (954) 979-6213 or email dsd@margatefl.com

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at
1500 N State Road 7, Margate, FL 33063

being the subject property for this DRC application for a SITE PLAN/AMENDMENT, and I
give authorization to Matthew H. Scott, Esq. 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.

RIVKA DENBURG

Print owner's name

[Signature]

Signature of owner

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 20 day of May 21 (year), by _____ (name of person making statement).

Michele Baio

Print or type name of Notary

[Signature]

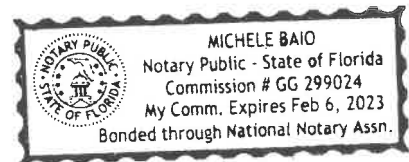
Signature of Notary



Personally known to me



Produced identification _____





Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Development Services Department
901 NW 66th Avenue, Margate, FL 33063
954-979-6213

Applicant: Chabad Hebrew Academy, Inc.

Agent/Authorized Representative: Matthew H. Scott, Esq. - Dunay, Miskel, & Backman LLP

Project Address: 1500 N State Road 7, Margate, FL 33063

Project Name: Hebrew Academy - Margate

Date: 7/23/21

I, Matthew H. Scott, Esq. (print Agent/Authorized Representative name), on behalf of Chabad Hebrew Academy, 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.

R. Denbury MEXDA
Signature of Applicant or Applicant's Authorized Representative

RIVKA DENBURY
Name of Applicant/Authorized Representative

7/23/21



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CHABAD HEBREW ACADEMY, INC.

Filing Information

Document Number N06000009877
FEI/EIN Number 20-5596977
Date Filed 09/19/2006
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/02/2014

Principal Address

1500 N STATE RD 7
MARGATE, FL 33063

Mailing Address

1500 N STATE RD 7
MARGATE, FL 33063

Registered Agent Name & Address

BAIO, Michele
1500 N STATE RD 7
MARGATE, FL 33063

Name Changed: 02/08/2019

Officer/Director Detail

Name & Address

Title D

Denburg, Rivka
2315 NW 92 Ave
Coral Springs, FL 33065

Title D

GREENBAUM, SHELDON A
2315 NW 92 AVE

2315 N.W. 95TH AVENUE
CORAL SPRINGS, FL 33065

Annual Reports

Report Year	Filed Date
2019	02/08/2019
2020	04/01/2020
2021	02/04/2021

Document Images

02/04/2021 -- ANNUAL REPORT	View image in PDF format
04/01/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
02/28/2012 -- REINSTATEMENT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
10/14/2009 -- REINSTATEMENT	View image in PDF format
07/10/2008 -- ANNUAL REPORT	View image in PDF format
09/06/2007 -- ANNUAL REPORT	View image in PDF format
12/18/2006 -- Amendment	View image in PDF format
06/19/2006 -- Domestic Non-Profit	View image in PDF format

HAVE A GREAT DAY! of Margate

*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 8/04/21 00 Receipt no: 2283958

Type	SvcCd	Description	Amount
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$1840.36

APPLICATION FOR SPECIAL
EXEMPTION FOR-
HEBREW ACADEMY ADDITION
1500 NORTH STATE ROAD 7
MARGATE FL 33063
CONTACT- MATTHEW SCOTT
TEL- 561-405-3350
EMAIL-MSCOTT@DMBLAW.COM
ADDRESS-DUNAY, MISKEL & BACKMAN
140 SE 4TH ST
SUITE 36, BOCA RATON FL 33432

Tender detail

CK Ref#:	1007	\$1840.36
Total tendered:		\$1840.36
Total payment:		\$1840.36

Trans date: 8/05/21 Time: 9:44:47

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 8/04/21 00 Receipt no: 2283937

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

PUBLIC HEARING SIGN BOND FOR-
HEBREW ACADEMY ADDITION
1500 NORTH STATE ROAD 7
MARGATE FL 33063
CONTACT- MATTHEW SCOTT
TEL-561-405-3350
EMAIL-MSCOTT@DMBBLAW.COM
ADDRESS-DUNAY,MISKEL & BACKMAN
140 SE 4TH ST.
SUITE 36 BOCA RATON FL 33432

Tender detail

CK Ref#:	1005	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 8/05/21 Time: 9:12:50

HAVE A GREAT DAY!