

CITY OF MARGATE, FLORIDA

RESOLUTION NO. 22-065

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, APPROVING A PLAT NOTE AMENDMENT ON THE "CENTRAL PARK OF COMMERCE" PLAT, RECORDED IN PLAT BOOK 119, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR ABUNDANT LIFE CHRISTIAN CENTRE, INC., TO REPLACE A CHURCH USE WITH A PRIVATE SCHOOL USE; LOCATED AT 1490 BANKS ROAD, MARGATE, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, pursuant to the Code of Ordinances of the City of Margate, Florida, the ("Code") a proposal to convert a church with ancillary school to a private school, located at 1490 Banks Road, Margate, Florida, was reviewed by the Development Review Committee ("DRC") on April 12, 2022, and the Committee recommended denial; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, has also reviewed the proposal to convert a church with ancillary school to a private school, located at 1490 Banks Road, Margate, Florida, at a duly noticed public hearing on June 7, 2022, and the Board recommended approval; and

WHEREAS, the City Commission at a duly noticed public hearing, as required by law, and after having received input from and participation by interested members of the public and staff, has determined that the Resolution is consistent with the City's Comprehensive Plan and in the best interest of the City, its residents, and its visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and incorporated herein by this reference.

SECTION 2: The Mayor and City Commissioners make the following FINDINGS OF FACT based upon the substantial competent evidence provided:

This MATTER came before the City Commission on July 6, 2022, following due public notice. The City Commission having considered the public testimony, evidence in the record, the testimony of the Applicant, the recommendation of the City's Planning and Zoning Board

and administrative staff, finds that the application, as conditioned herein, will promote the public health, safety, welfare, of the neighborhood and further, that the application meets the criteria provided in the Code.

SECTION 3: That the City Commission of the City of Margate, Florida, approves the following Plat Note Amendment on the "CENTRAL PARK OF COMMERCE" plat, recorded in Plat Book 119, Page 27 of the public records of Broward County, Florida, for Abundant Life Christian Centre, Inc., located at 1490 Banks Road, Margate, Florida, as follows:

**From:**

"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."

**To:**

"Lots 1, 2 and 3, Block 2 of this Plat are restricted to 75,000 square feet of private school (including 20,000 square feet of auditorium) and 7,000 square feet of day care use."

SECTION 4: That this special exception is a development permit as defined in Section 31-33 of the Code of the City of Margate. Therefore, all representations by the applicant are incorporated as binding conditions of approval.

SECTION 5: That this Resolution shall become effective upon proper signatures being provided on said Plat Note Amendment.

PASSED, ADOPTED AND APPROVED THIS 6<sup>th</sup> DAY OF JULY, 2022.

ATTEST:

  
Jennifer M. Johnson, City Clerk

  
Antonio V. Arserio, Mayor

RECORD OF VOTE

Simone	<u>YES</u>
Schwartz	<u>YES</u>
Ruzzano	<u>YES</u>
Caggiano	<u>YES</u>
Arserio	<u>YES</u>