



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 052-MP-83

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Central Park of Commerce			
Plat/Site Number 052-MP-83		Plat Book - Page (if recorded) Book 119 / Page 27	
Owner/Applicant/Petitioner Name Abundant Life Christian Center, Inc.			
Address 1490 Banks Road		City Margate	State FL
Phone (954) 913-6499		Email bishoprwt@yahoo.com	
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Dennis Mele, Esq.	
Address 200 East Broward Boulevard		City Fort Lauderdale	State FL
Phone (954) 527-2409		Email dennis.mele@gmlaw.com	
Folio(s) 484230170050			
Location East side of Banks Road at/between/and NW 15th Street and/of _____ <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)	
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
<input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
Has this project been previously submitted?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Don't Know
This is a resubmittal of:		<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project <input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?		Project Number 052-MP-83	<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Project Name Central Park of Commerce Plat Note Amendment			<input type="checkbox"/> N/A <input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce (County) Commercial & Industrial (City)	Land Use Plan Designation(s) Commerce (County) Commercial & Industrial (City)
Zoning District(s) CF-1 (Community Facilities) & M-1A (Industrial Park)	Zoning District(s) CF-1 (Community Facilities) & M-1A (Industrial Park)

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
<p>Are there any existing structures on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>					
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Church	7,500 sq. ft.	Current	YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES NO	HAS WILL <input checked="" type="checkbox"/>
School	61,331 sq. ft.	Current	<input checked="" type="checkbox"/> YES NO	YES <input checked="" type="checkbox"/> NO	HAS WILL <input checked="" type="checkbox"/>
Preschool	5,000 sq. ft.	Current	<input checked="" type="checkbox"/> YES NO	YES <input checked="" type="checkbox"/> NO	HAS WILL <input checked="" type="checkbox"/>
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
N/A		Private School	75,000 sq. ft. (including 20,000 sq. ft. of auditorium)
		Day Care	7,000 sq. ft.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Richard W. Thon 7-26-22
Owner/Agent Signature Date

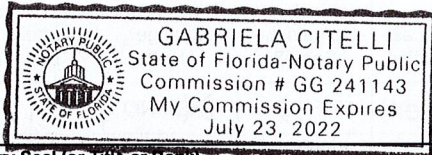
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 26 day of JULY, 20 22, who ☒ is personally known to me | ☐ has produced _____ as identification.

GABRIELACITELLI
Name of Notary Typed, Printed or Stamped

Gabriela Citelli
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

NOTE AMENDMENT

Application Date

8/29/22

Acceptance Date

9/7/22

Fee

\$2,090

Comments Due

10/5/22

Report Due

10/15/22

CC Meeting Date

TBD

Adjacent City or Cities

COCONUT CREEKS

☒ Plats

☒ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☐ City Letter/Resol

☐ Agreements

☐ Other:

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☒ Other:

NEGOTIATES

Received By

HIV CLARKE & CHRISTIAN DUMBY



Application Number 052-MP-83

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☐ Plat

☐ Site Plan

☒ Note Amendment

Project Questionnaire

Please answer the questions marked for the type of application checked.

	1.	Why is this property being platted? Attach an additional sheet(s) if necessary.					
	2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRI Name</td> <td style="width: 50%;">FQD Name</td> </tr> <tr> <td>Latest Ordinance Number</td> <td>Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number	
DRI Name	FQD Name						
Latest Ordinance Number	Official Record Book and Page Number						
	3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s).	<input type="checkbox"/> Yes <input type="checkbox"/> No				
X	4.	Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>If YES, LUPA Number</td> </tr> </table>	If YES, LUPA Number				
If YES, LUPA Number							
X	5.	Does the note represent a change in TRIPS?	<input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input checked="" type="checkbox"/> No Change				
X	6.	Does the note represent a major change in Land Use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	7.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	9.	Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully.	<input type="checkbox"/> Yes <input type="checkbox"/> No				
	10.	Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT).	<input type="checkbox"/> Yes <input type="checkbox"/> No				

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Name/Title		
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Permitting Division (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Margate Water Treatment Plant		
	Address		
	980 NW 66th Avenue, Margate, FL 33063		
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Facility Name		
	City of Margate Wastewater Treatment Plant		
	Address		
	6630 NW 9th Street, Margate, FL 33063		

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Solid Waste Collector</div>
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">FPL – Name/Title</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">AT&T – Name/Title</div>
X	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 331
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship. Seating Approx. 600

RECEIVED
AUG 8 2022
Urban Planning Division

August 22, 2022

Josie P. Sesodia, Director
Urban Planning Division
Broward County
One North University Drive, Suite 102
Plantation, Florida 33324

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

Dear Ms. Sesodia:

Our client, Abundant Life Christian Centre, Inc. ("Abundant Life"), 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 last note amendment to this Plat was recorded on June 11, 2011 in Official Records Book 47989, Page 1475. Abundant Life is the owner of the property at 1490 Banks Road ("Property") in the City of Margate ("City"). The Property is generally located on the east side of Banks Road at the intersection of Banks Road and NW 15th Street. The existing plat note relative to the Property is for a church with ancillary school. The Property has been home to Abundant Life Christian Academy school at 1490 Banks Rd., Margate since 1992. The school has experienced growth and as a result, Abundant Life is proposing to convert the church with ancillary school to a private school. The City Commission approved the proposed plat note amendment on July 6, 2022. A copy City Resolution 22-065 is included with this submittal.

The proposed changes to the Central Park of Commerce 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 (including 20,000 square feet of auditorium) 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.

No new construction is proposed at this time, only internal renovations. This request does not impact any other parcels of the Central Park of Commerce Plat. We respectfully request that you consider this proposed plat note amendment. Please contact me at (954) 527-6258 should you have any questions relating to this request.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis
For the Firm