

October 17, 2025

VIA E-MAIL: cityclerk@margatefl.com & jjohnson@margatefl.com

Jennifer M. Johnson, MMC
City Clerk
City of Margate
5790 Margate Boulevard
Margate, FL 33063

Re: Appeal of Board of Adjustment Decision - 25-00400057: Variances for
Multifamily Building Conversion - 5600 Lakeside Drive

Dear Ms. Johnson,

On behalf of Margate Acquisition, LLC (the "Applicant"), please accept this letter as a request for appeal of the City of Margate (the "City") Board of Adjustment's determination to deny the variance application associated with City Code Sections 40.705.I.2.b, 40.704.G.1, 40.704.H.2, and 40.308(D)1 and project number 25-00400057 for the property located at 5600 Lakeside Drive (the "Property"). During the October 14, 2025 Board of Adjustment (the "BOA") meeting, the BOA voted to deny the variance application. Per City Code Section 40.323(H)(4), "Any aggrieved person or entity may appeal a variance or appeal a ruling of an administrative official if a request for an appeal is made with the City Clerk's Office within seven (7) days after the written decision of the Board of Adjustment is transmitted to the City Clerk. After action of the City Commission, the decision of the Board of Adjustment shall be deemed either confirmed or reversed." As such, we respectfully request that the City Commission consider an appeal of the BOA's denial of the Applicant's variance application, and that the appeal be placed on the next available City Commission agenda. Please let us know if you need any other information to review and process this request for an appeal to the City Commission.

Sincerely,

GREENSPOON MARDER LLP



Matthew H. Scott
Partner