



VARIANCE APPLICATION

Subject Property Address: 5600 Lakeside Drive

Subject Folio Number(s): 484231060040

Description of Request:

Application for variances from parking requirements, landscape buffer requirements, and nonconforming regulations associated with proposed multifamily residential use of property.

AUTHORIZED AGENT INFORMATION

Name: Greenspoon Marder LLP

Address: 200 E. Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Phone Number: 954-333-4372 Email Address: matthew.scott@gmlaw.com

APPLICANT INFORMATION (IF DIFFERENT THAN THE PROPERTY OWNER)

Name: Margate Acquisition LLC

Address: 635 US Hwy 1, North Palm Beach, FL 33408

Phone Number: 310-567-6607 Email Address: douglas.brawn@altasenor.com

PROPERTY OWNER INFORMATION

Name: Margate Acquisition LLC

Address: 635 US Hwy 1, North Palm Beach, FL 33408

Phone Number: 310-567-6607 Email Address: douglas.brawn@altasenor.com



VARIANCE APPLICATION DETAILS

COMPLETE THIS FORM OR ATTACH A LETTER THAT ADDRESSES ALL OF THE BELOW

Specific code section the variance(s) is (are) being requested from and description of the request:

Parking – 40.705.I.2.b
and
Landscaping – 40.704.G.1
and
Landscaping - 40.704.H.2
and
Nonconforming Use and Structures - 40.308(D)1

In order for the application to be considered by the Board of Adjustment, an applicant must prove that the request meets the criteria for granting a waiver. Below are the criteria from §40.323(E)(2) of the City of Margate Code of Ordinances:

a. "It shall be demonstrated that special conditions and circumstances exist which, if there is a literal and strict enforcement of the provisions of a zoning ordinance, would constitute a hardship or practical difficulty in the use of the property involved."

Please see attached justification letter.



b. "Owner's preference or economic disadvantage does not constitute a hardship. A self-created hardship does not constitute grounds for a variance."

Please see attached justification letter.

c. "No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands structures or buildings in other districts shall be considered grounds for a variance."

Please see attached justification letter.



d. "It shall be demonstrated that special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other land or structures located in the same district."

Please see attached justification letter.

e. "The Board shall find that the granting of the variance will not be contrary to the public interest or the general purpose sought to be accomplished by the zoning ordinances, is the minimum variance possible to make reasonable use of the land or structure, and shall not constitute that granting of a special privilege. In granting a variance, the Board may prescribe appropriate safeguards and conditions in conformity with the intent of the Code."

Please see attached justification letter.



OWNER'S AUTHORIZATION AFFIDAVIT


I hereby certify that I am the owner or authorized signatory of the property located at
5600 Lakeside Drive

being the subject property for this Variance application, and I hereby grant authorization to
Greenspoon Marder LLP to file an application with the City of Margate for approval of the same.

If the application is denied, I understand that an appeal to the City Commission may be filed within 7 days via the City Clerk's office.

Douglas Brawn

Print owner's or authorized signatory name


Signature of owner or authorized signatory

Owner/Agent Phone Number: 310-567-6607

Email Address: douglas.brawn@altasenior.com


Owner/Agent Address: 635 US Hwy 1, North Palm Beach, FL 33408

STATE OF FLORIDA COUNTY OF

~~Florida~~ ⁱⁿ Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 5 day of June, 2025 (year), by Douglas Brawn (print name of person making statement).




(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced FL Driver License



PUBLIC HEARING SIGN AGREEMENT

Subject Property Address: 5600 Lakeside Drive

Subject Folio Number(s): 484231060040

Pursuant to the requirements set forth in §40.310 of the Code of the City of Margate, Florida, the applicant(s) for the public hearing for the application described above do(es) hereby agree that failure to remove the sign(s) within two (2) business days following a final determination in the matter will result in the forfeiture of the \$150 collected by the City of Margate.

Douglas Brawn

Print applicant's name

A handwritten signature of Douglas Brawn in black ink.

Signature of applicant

Manager

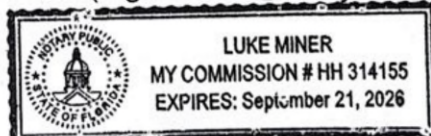
Print applicant's title

Margate Acquisition LLC

Print applicant's organization/company

STATE OF FLORIDA COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2025 (year), by Douglas Brawn (print name of person making statement).

A handwritten signature of Luke Miner in black ink.
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced FL Driver License

AGENT AUTHORIZATION LETTER

We hereby authorize GREENSPOON MARDER LLP to act as agents in connection with obtaining governmental permits and approvals necessary, including the submittal of development applications, for the property located at 5600 Lakeside Drive in the City of Margate, Florida.

DATED: 6-5-25

Sincerely,



Margate Acquisition, LLC

Manager

Title of Officer or Agent

Douglas Brawn

Print Name

STATE OF Florida) ss
COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Douglas Brawn, Manager (Name of Officer or Agent, Title of Officer or Agent) of Margate Acquisition, LLC (Name of Corporation Acknowledging), a Foreign (State or Place of Incorporation) Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced FL Drive license (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of June, 2025.

NOTARY'S SEAL:


FL Notary Public Signature

Luke Miner
Name of Notary Public Typed, Printed or Stamped

My Commission Expires: Sept 21, 2026

Prepared by and return to:
Chicago Title Company
4911 Birch Street
Newport Beach, Ca 92660

**Margate Acquisition, LLC
c/o Alta Senior Living
901 North Olive Avenue
West Palm Beach, FL 33401**

Property Appraiser's ID #:
48 42 31 06 0040

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed this 8th day of June, 2021, by P.G. Fry Properties, Inc. a Missouri corporation ("Grantor") whose post office address is P.O. Box 56, Weston, MO 64098 to Margate Acquisition, LLC, a Delaware limited liability company ("Grantee") whose post office address is 901 North Olive Avenue, West Palm Beach, FL 33401.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

A portion of Parcel "A", LEMON TREE LAKE, according to the plat thereof, as recorded in Plat Book 82, Page 16, Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the intersection of the Westerly line of said Parcel "A" and the Northerly line of that certain Easement for Drainage Utilities and Ingress and Egress as recorded in Official Records Book 4507, Page 685, of the Public Records of Broward County, Florida, and as shown on said Plat of "LEMON TREE LAKE"; thence North 88 degrees 44 minutes 58 seconds East, along said Northerly line a distance of 438.84 feet; thence North 00 degrees 18 minutes 38 seconds West, a distance of 504.71 feet; thence North 27 degrees 28 minutes 37 seconds West, a distance of 121.37 feet; thence North 21 degrees 00 minutes 00 seconds East, a distance of 133.91 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 427.99 feet to a point lying on the Westerly line of said Parcel "A"; thence South 00 degrees 00 minutes 00 seconds West, along said Westerly line a distance of 746.97 feet to the POINT OF BEGINNING.

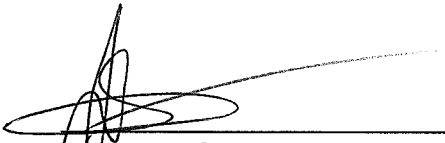
This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And Grantor hereby covenants to warrant and defend the title to the land hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no others, except taxes accruing subsequent to December 31, 2021.

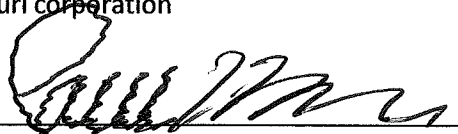
In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

P.G. Fry Properties, Inc.,
a Missouri corporation



Signature of Witness 1



Signature of Grantor 1

Janet Estafanous

Print Name of Witness 1

Paul G. Fry, CEO PAUL G FRY

Print Name of Grantor 1



Signature of Witness 2

Signature of Grantor 2 (if more than one)

Susan Mulhall-Smith

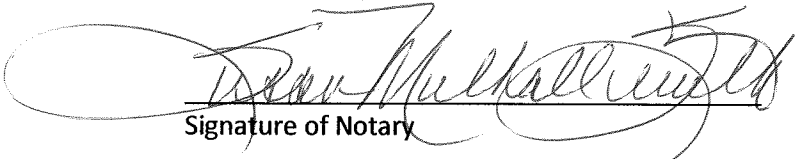
Print Name of Witness 2

Print Name of Grantor 2

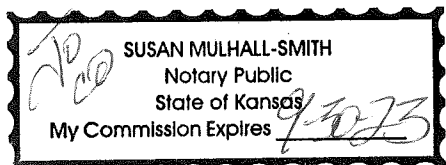
State of KS
County of JO

The foregoing instrument was acknowledged before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization this 06/28/21, by PAUL G FRY and _____, who () was/were personally known to me, or (X) presented the following identification: FLORIDA DRIVERS LICENSE

My Commission Expires:
9-30-2023



Signature of Notary




AUTHORIZATION LETTER

We hereby authorize MARGATE ACQUISITION, LLC and GREENSPOON MARDER LLP to utilize and submit all prior and current plans and/or application materials prepared for the property located at 5600 Lakeside Drive in the City of Margate, Florida, including all plans and/or application materials that were previously prepared and submitted to the City of Margate by former applicants.

DATED: 6/24/2025

Sincerely,



Dynamic Engineering Consultants, P.C., P.A.

Principal

Title of Officer or Agent

Angel Pinero

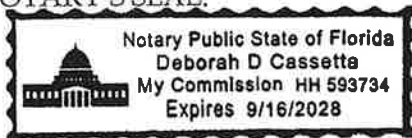
Print Name

STATE OF) ss
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by _____ (Name of Officer or Agent, Title of Officer or Agent) of Dynamic Engineering Consultants, P.C., P.A. (Name of Corporation Acknowledging), a Foreign Profit Corporation (State or Place of Incorporation), on behalf of the corporation. He/she is personally known to me or has produced _____ (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of June, 2025.

NOTARY'S SEAL:



FL Notary Public-Signature

Deborah D. Cassetta

Name of Notary Public Typed, Printed or Stamped

My Commission Expires: