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April 3, 2026

Via E-Mail: aarserio@margatefl.com

Mayor Antonio Arserio
City of Margate
5790 Margate Boulevard
Margate, FL 33063

Re: 2401-2403 N. State Road 7 – Offer to Purchase City-Owned Parcel in
Front of Property

Dear Mayor Arserio:

The undersigned law firm represents Tropical Development Group, LLC (the "Owner") relative to the property located at 2401-2403 N. State Road 7 (the "Property") in the City of Margate (the "City"). Tropical Development Group, LLC is owned by Jonathan Linker, and the Linker family has owned various properties, including this one, in Margate for over 30 years. The Property is assigned folio number [484124010010](#) by the Broward County Property Appraiser ("BCPA"). On May 8, 1987, Gerald Linker, Jonathan Linker's father, was in the process of developing the Property and, as part of the development, the City required Gerald Linker to give a portion of the frontage on the east side measuring 31' deep to the City. This new frontage parcel was then assigned folio number [484124012280](#) by the BCPA (the "City Parcel").

On behalf of the Owner, we hereby offer to purchase the City Parcel back from the City to facilitate the sale and redevelopment of the overall Property. The Broward County Property Appraiser values the City Parcel at \$4,430.00. Therefore, Owner offers to purchase the City Parcel for this amount.

Pursuant to Florida Statute 255.22, a landowner may recover title to property conveyed to a municipality or county if the municipality or county did not make improvements to the property for the purpose it was conveyed within 60 months (5 years) of the conveyance. It has been over 38 years since the City Parcel deed was executed, and the City Parcel has not been utilized for any City purpose. In fact, it has continuously been improved with and used as parking, access, and landscaping which serve the commercial property and are shown on the approved site plan for the Property. The Owner of the Property has an opportunity to sell the Property to a developer that has indicated they would like to pursue redeveloping the Property for a commercial or health care use, which would drastically improve the site and existing

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conditions. However, the City maintaining ownership of the City Parcel is frustrating the transaction.

Putting aside the legal basis for the transfer of the City Parcel back to the Owner, the City should approve the sale to my client because there is categorically no need or purpose for the City, specifically, to maintain ownership of it. The Florida Department of Transportation has jurisdiction over 441 in this area and would be the government entity which would be making improvements to the roadway in this area, if any. There simply is no public purpose or policy reason for the City to hold this parcel, as evidenced by the fact that nothing has been done with it for over 30 years. We respectfully request that you place my client's offer to purchase the City Parcel on the next available City Commission for review and action.

Sincerely,

GREENSPOON MARDER LLP



Matthew H. Scott, Partner
For the Firm

CC VIA EMAIL: Cale Curtis, City Manager
David Tolces, City Attorney