



Cocogate Development Agreement

1308-1350 N. State Road 7

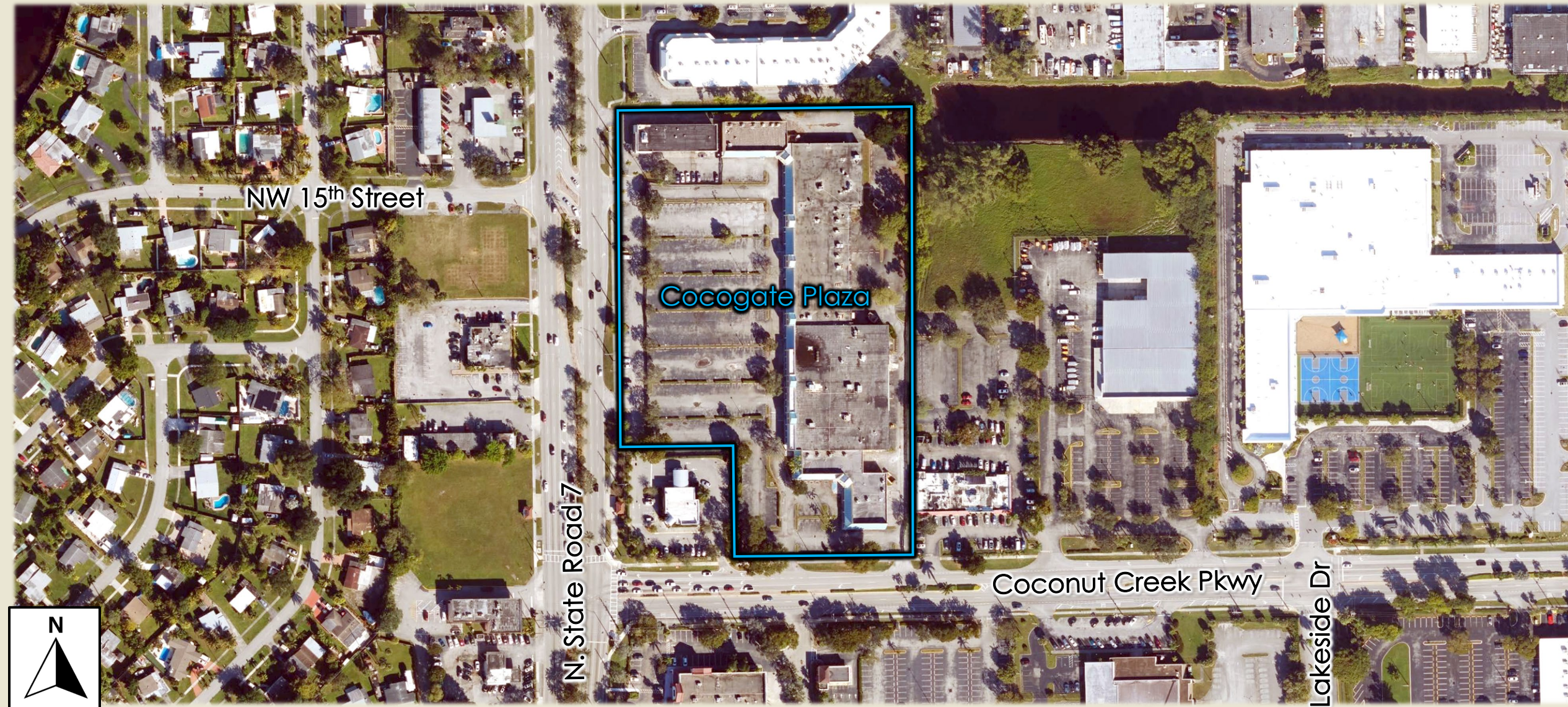
City of Margate

City Commission – October 8, 2025

Aerial Location Map



Aerial



Site Plan

**Existing Retail Bldg
to be developed in
the Future**

17,620 sq. ft. Retail

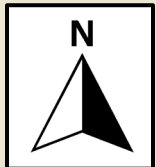
- 11,000 sq. ft. New
 - Two (2) 1-Story Bldgs
 - 5,500 sq. ft. each
- 6,210 sq. ft. Existing

8-Story Residential Bldg

- 79' Building Height

287 Multifamily Units

- 16 - Studio
- 136 - 1-Bedroom
- 135 - 2-Bedroom
- 41 of the units to be Moderate-Income Level Affordable Housing Units (120% Annual Median Income)



Rendering



Rendering



Rendering



Development Agreement

Hometown Heroes

- 21 of the moderate-income affordable units to be set aside as “Hero Units”
- Developer to market the Hero Units to individuals and households with at least one household member that meets eligibility criteria of Florida Hometown Heroes Eligible Occupations

Open Space Improvements

Connection Charges

Expedited Approvals

FPL Payment

Addition of Cocogate Partners, LTD for Retail

Tire Kingdom



Thank You