

An architectural rendering of a modern multi-story apartment complex named 'Cocogate'. The building features a mix of white and light beige exterior panels, large windows, and numerous balconies with dark metal railings. The ground floor has large glass windows and entrances. In the foreground, there is a paved walkway with several people walking, a few palm trees, and some flowering shrubs. A dark-colored car is parked on the left side of the walkway. The sky is blue with some light clouds.

# **Cocogate Development Agreement**

**1308-1350 N. State Road 7**

**City of Margate**

**City Commission – October 8, 2025**

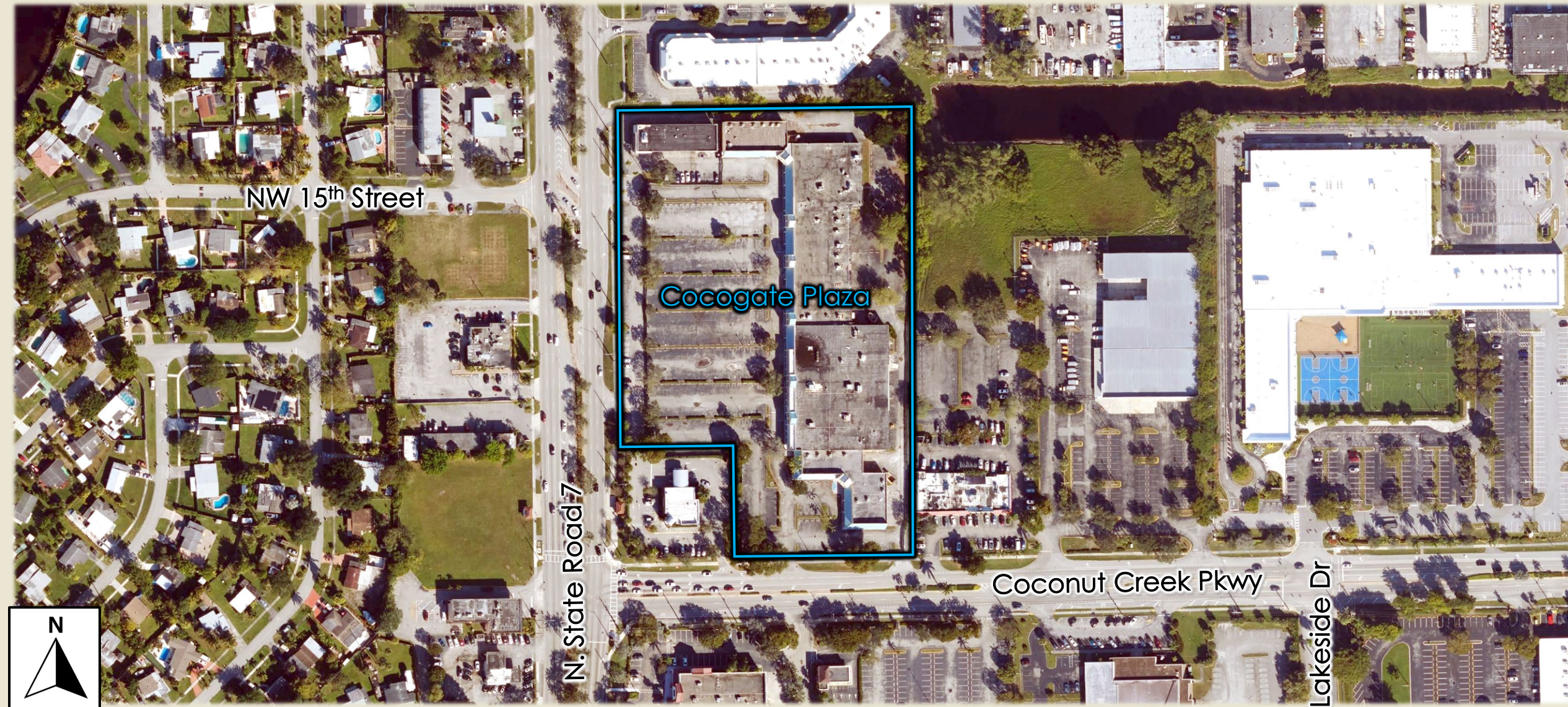


# Aerial Location Map





# Aerial





# Site Plan

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

## **17,620 sq. ft. Retail**

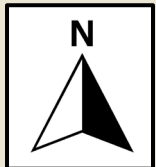
- 11,000 sq. ft. New
  - Two (2) 1-Story Bldgs
  - 5,500 sq. ft. each
- 6,210 sq. ft. Existing

## **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**