



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Outdoor Event

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):

RECEIVED

NOV - 4 2015

Project Name		Golden Krust Caribbean Restaurant Grand Opening	
Address		7372 W. Atlantic Blvd, Margate, FL 33063	
Acreage	Folio Number	DRC #	11-15-03
Existing Use		Paid: \$500.00 Expedited	
Legal Description		Caribbean Styled Quick Service Restaurant	
Golden Krust Caribbean Bakery & Grill Inc. is privately held corporation, is a manufacturer & distributor of Caribbean products and franchisor of Caribbean restaurants			

☐ Check this box if you would like to rent the City's portable stage for your promotional event.

Petitioners interested in renting the City's portable stage for their promotional event shall be charged \$50/hr with a minimum rental of four hours for the use of the stage, plus labor costs of \$75/hr. Rentals shall be subject to availability. Official rental forms and agreements are available from, and are to be filed with, the Parks and Recreation Department.

Agent/Contact Name		MODA Corp / Omar Hawthorne, Darren Hawthorne, Glenn Rodriguez	
Address		7372 W. Atlantic Blvd	
Margate, FL 33063			
Phone Number	Fax Number		
(754) 307-5065	(954) 974-9589		
Email Address		GKAAtlantic7372@goldenkrustbakery.com / Omar@goldenkrustbakery.com / Darren@goldenkrustbakery.com	

Property Owner Name		Stockbridge Palm Lakes Plaza, LLC c/o Woolbright Development, Inc.,	
Address		2240 S.W. 19th St, Suite 801	
Boca Raton, FL 33431			
Phone Number	Fax Number		
(561) 989-2240	(561) 361-8702		
Email Address		Omar@goldenkrustbakery.com / GKAAtlantic7372@goldenkrustbakery.com / Darren@goldenkrustbakery.com	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16-1 of the Margate City Code.

Property Owner's Signature

Date

10-27-15



Bakers of Superior Quality * Hardo Bread * Buns * Patties * Etc.
3958 PARK AVENUE, BRONX, N.Y. 10457 * 718-655-7878 * FAX 718-583-1883

October 21, 2015

Margate City Hall
5790 Margate Boulevard
Margate, FL 33063

Re: Petitioners Request Letter

Dear Sir or Madam:

Golden Krust Caribbean Restaurant will be hosting its Grand Opening/Ribbon Cutting Ceremony on November 20th, 2015 & November 21, 2015. Please see tentative details of event below:

Friday, November 20th, 2015 12-5PM

Live band
live radio broadcast
ribbon cutting ceremonies (local dignitaries, politicians, community leaders will be present)
free samples
prizes

Saturday, November 21st, 2015 12-3PM

DJ inside or outside
Free samples

All guest will have access to the bathroom facilities located within restaurant (Men's Bathroom & Women's Bathroom).

Therefore, I respectfully request you to extend the approval notice for said Grand Opening.

Regards,

Omar Hawthorne, CFE
Director, Franchise Development & Community Affairs
GOLDEN KRUST CARIBBEAN BAKERY & GRILL

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RR0DI 11/04/15 00 Receipt no: 18014

Type	SvcCd	Description	Amount
EN		ECDV PROMOTIONAL EVENT	
	Qty	1.00	\$500.00

MODH CORP
DBA GOLDEN KRUST CARIBBEAN
15 BAYBERRY RD
ELMSFORD, NY 10523
EXPEDITED FEE FOR APPLICATION
FOR OUTDOOR EVENT
DRC-11-15-03
FOR GOLDEN CRUST CARIBBEAN
RESTAURANT GRAND OPENING
7372 W. ATLANTIC BLVD
MARGATE, FL 33063
MODH CORP
7372 W ATLANTIC BLVD
OMAR HAWTHORNE/DAREN HAWTHORNE
754-307-5065
GKATLANTIC7372@GOLDENCRUSTBAKE

Tender detail

CK Ref#: 1032 \$500.00

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 11/04/15 00 Receipt no: 18014

	Type	SvcCd	Description	Amount
Total tendered:			\$500.00	
Total payment:			\$500.00	

Trans date: 11/04/15 Time: 17:22:03

HAVE A GREAT DAY!

STOCKBRIDGE

CAPITAL GROUP

March 6, 2014

Re: Palm Lakes Plaza- Margate, Florida

To Whom It May Concern:

Please be advised that Soraya Tyriver, Executive Vice President and Jorge Morell, Vice President of Woolbright Development, Inc. have been authorized by the undersigned to execute and/or consent to the execution of application for building, signage and/or similar permits relating to the shopping center known as Palm Lakes Plaza, located at 7352 West Atlantic Boulevard, Margate, Florida.

Sincerely,
Stockbridge Palm Lakes Plaza, LLC,
A Delaware limited liability company

By: Brian Bui
Name: Brian Bui
Title: Vice President

3414 Peachtree Road, N.E., Suite 1160, Atlanta, Georgia 30326 PHONE 404.793.0390

MAKING PLACES. BETTER.

November 2, 2015

Mr. Omar Hawthorne, CFE
Golden Krust Caribbean Bakery & Grill
3958 Park Avenue
Bronx, NY 10457

Re: Grand Opening Event – Palm Lakes Plaza
7372 W. Atlantic. Blvd.
Margate, FL 33063
Friday & Saturday, November 20th & 21st, 2015

Dear Mr. Hawthorne:

In response to your request to use a portion of the common area at Palm Lakes Plaza for the Grand Opening Events (the "Event") to be held on November 20 and 21, 2015, Landlord grants its consent subject to the following terms and conditions:

Event Area. The sales and displays of Tenant may be conducted or located only in such area of the Shopping Center as is designated by Landlord (the "Event Area"), which area shall be maintained by Vendor in a neat, clean, and orderly condition throughout the Event, including the removal of all equipment, trash and debris at the conclusion of the Event. See attached Site Plan.

Obstructions/Safety. The Event shall not interfere with pedestrian or vehicular traffic and Vendor shall be responsible for causing the event to be held in a safe manner.

Permits and Approvals. Landlord makes no representations as to whether any governmental licenses, permits, or approvals are required for the Event and Vendor shall secure any such approvals and pay all costs connected therewith.

Insurance. Tenant shall cause the insurance policies maintained by Vendor pursuant to Article 7 of the Lease to cover the Event Area and any claims and liabilities arising in connection with the use thereof; and



WOOLBRIGHT DEVELOPMENT, INC.
2240 NW 19th Street, Suite 801, Boca Raton, FL 33431 / (561) 989-2240 / woolbright.net

No Landlord Responsibility. Landlord shall have no responsibility for any occurrences in or around the Event Area. Vendor shall protect, defend, indemnify, and hold harmless Landlord, its heirs, successors, and assigns from any and all claims, demands, causes of action, judgments, costs, expenses, liabilities, and damages (including consequential and punitive damages) arising from the installation, operation, or use of the Event Area, or relating to any act or occurrence happening in or about the Event Area, however the same may be caused, including, without limitation, if caused in whole or in part by the act, omission, or active or passive negligence of Landlord, or by criminal activity of any kind.

Accordingly, by signing below, Tenant acknowledges and agrees that the Event will be conducted in accordance with the terms of this letter. Please sign this letter where indicated below. and return one (1) such original to my attention. Insurance must name the Property (Palm Lakes Plaza) Landlord (Stockbridge Palm Lakes Plaza, LLC), the Property Manager (Woolbright Development, Inc.) as additional insureds on the certificate. The Certificate of Insurance and Signed letter can be emailed to gmckim@woolbright.net.

Please feel free to contact me at (954) 579-0851 if you have any questions or comments.

Sincerely,



By: Gina Chastain-McKim
Its: Property Manager

AGREED AND ACKNOWLEDGED BY:



By: Omar Hawthorne, MODA Corp. DBA Golden Krust Caribbean Bakery & Grill
Its: Secretary
Date: 11/2/2015



CITY OF MARGATE



HOLD-HARMLESS AGREEMENT

RE: OUTDOOR EVENT

Event Name/Description:

Grand Opening Celebration

Event Location:

7372 W. Atlantic Blvd, Margate, FL 33063

Date(s) Of Event:

November 20-21, 2015

Property Legal Description:

Quick Service Restaurant

Pursuant to the requirements set forth in Section 3.24, of Article III, of Appendix A, of the Code of the City of Margate, Florida, the petitioner(s) appearing before the Development Review Committee for the promotional outdoor event described above do(es) hereby agree to indemnify, defend, and hold the City of Margate harmless for any claim or suit arising out of the planning, organizing, or operation of this promotional outdoor event.

Petitioner's Signature:

Petitioner's Printed Name:

Omar Hawthorne

Petitioner's Official Title:

Secretary

Organization/Corporation:

Golden Krust Caribbean Restaurant / MODA Corp.

Subscribed and sworn to before me this

20th

day of

October

2015.

DAREN L HAWTHORNE
NOTARY PUBLIC-STATE OF NEW YORK
No. 02HA6298818
Qualified in Westchester County
My Commission Expires March 17, 2018

Signature of Notary

Notary's Seal

Personally known to me.

Produced identification:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/29/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ALL YOUR NEEDS INSURANCE, INC. 2104 N. UNIVERSITY DR.	CONTACT NAME: Kidson Barnes PHONE (A/C, No. Ext): (954)-742-0550 E-MAIL ADDRESS: INSURE@AYNINSURANCE.COM FAX (A/C, No.): 954-749-3457
SUNRISE FL 33322	INSURER(S) AFFORDING COVERAGE INSURER A: Mount Vernon Fire Insurance Company C/O SLB INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED MODH Corp DBA Golden Krust Caribbean Bakery 7364 WEST ATLANTIC BLVD MARGATE FL 33063	NAIC #

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR	X		CL 2687583	11/20/2015	11/23/2015	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 1,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ NIL
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E L EACH ACCIDENT \$
							E L DISEASE - EA EMPLOYEE \$
							E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SPECIAL EVENT LIABILITY FOR RESTAURANT GRAND OPENING

CERTIFICATE HOLDER LISTED AS ADDITIONAL INSURED ON POLICY

CERTIFICATE HOLDER

CANCELLATION

CITY OF MARGATE
5790 MARGATE BLVD
MARGATE, FL 33063

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

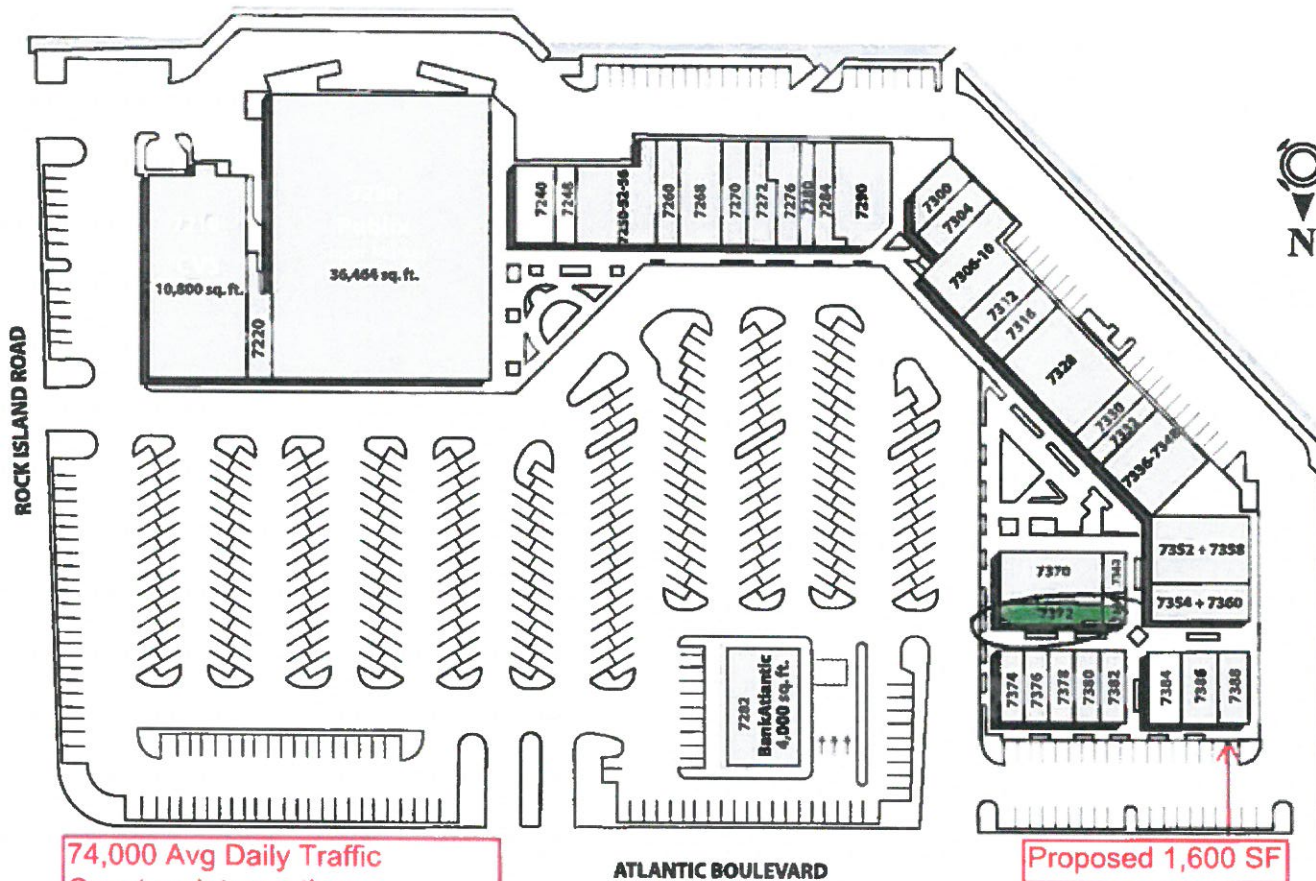
© 1988-2014 ACORD CORPORATION. All rights reserved.



PALM LAKES PLAZA Margate, Florida

7210-7388 W. Atlantic Blvd.,
Margate, Florida 33063-4236

EXHIBIT "B" - PALM LAKES PLAZA



Tenants

BAY #	TENANT	S.F.
7210	CVS Drugs	10,800
7220	First Bank	1,600
7230	Publix	36,464
7240	Available	1,924
7248	Available	960
7210-52-56	Bankfield Pet Hospital	3,555
7252	Available	995
7256	Available	1,600
7260	Liquidity Investments	1,972
7268	Five Guys Burgers and Fries	2,240
7270	Delicias de la Abuela	1,600
7272	Eyes on Atlantic	1,212
7276	R & N Jewelers	1,760
7280	Happy Nails	880
7282	BankAtlantic	4,000
7284	Arlene Lakin Esquire	1,344
7290	Space Coast Credit Union	3,979
7300	Real Estate II	1,084
7304	Belstone	964
7306-10	Amazing Age Adult Spa	2,817
7312	Brent Jarrett, D.D.S.	1,200
7316	Mercy Family Urgent Care	1,212
7328	Zuccarelli's Pizza	3,600
7330	Golden Jade Chinese Restaurant	1,200
7332	All About Physical Therapy	1,210
7336-48	Learning City	4,335
7352+58	Filipino Kali Academy	3,568
7354+60	O'Reggio Technical Institute	2,650
7362	Awareness Through Education	580
7364	Available	560
7370	Rooster's Restaurant	3,000
7372	Pasta Bowl	1,594
7374	Starbucks	1,600
7376	AJO Wireless	1,312
7378	UPS Store	896
7380	Up North Cutmasters	896
7382	Subway	896
7384	Available	917
7386	The Check Cashing Store	1,770
7388	Mattress One	1,600

TOTAL Square Feet: 115,752

This site plan is for informational purposes only and does not constitute a warranty, representation or agreement that the Shopping Center or the parking areas, roadways, access points, sidewalks, buildings or other improvements will be as shown hereon, or that the occupants shown hereon will be in the Shopping Center.

