

# City of Margate DEVELOPMENT REVIEW COMMITTEE **Application for SPECIAL EXCEPTION**

5790 Margate Blvd., Margate, FL 33063 For Planning & Zoning Questions: 954-968-3617

Project Name Culver- Margate									
Address 5510 West Copans Rd	DRC#								
Acreage 1.68	Folio Number 4848300500		Paid:						
Proposed Use 4,443 SF Restaurant and 4,000 SF General Retail									
Previous/Existing Use Vacant Commercial									
Legal Description A portion of Tract A, Margate District Headquarters, according to the plat thereof, as recorded									
in Plat Book 88, Page 14, of the Public Records of Broward County, Florida									
Describe proposal/request in detail, including occupant capacity (if applicable)									
A 4,443 SF restaurant with 104 seats and a 4,000 SF General retail store with a total of 74 parking spaces.									
Applicant Name Medalist Restaurant Group, LLC									
Business/Corporate Name Medalist Restaurant Group, LLC									
Address 1700 E. Las Olas Blvd #206 Ft. Lauderdale, FL 33301									
Phone Number 954-314-8471		Fax Number							
Email Address bowman_FTL@bowmanconsulting.com									
Agent/Contact Name Bill Pfeffer, P.E.									
Business/Corporate Name Bowman Consulting									
Address 13450 W. Sunrise Blvd., Suite 320, Sunrise, FL 33323									
Phone Number 954-314-8471 Fax Number N/A									
Email Address bowman_FTL@bowmanconsulting.com									
1									

Property Owner's Signature

9/13/18

## PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I	hereby	certify	that	1	am	the	owner	of	the	property	located	at
55	10 W Cop	ans Road			,							
bei	ng the sub	ject prope	rty for t	this I man	ORC as Consu	oplicati lting ar	on for a S	PECL	AL EX	CEPTION U	JSE, and I	give
aut	horization	to	Med	alist	Restau	rant G	roup, LLC	;	t	o file th	is petition	ı. I
une	derstand th	at I, or a	represer	ntativ	e on m	ny beha	alf, must b	e pres	ent at t	he DRC me	eting. I fu	rther
understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.												
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Su	bscribed ar	nd sworn to	before	me (	his	13	day of	Sy	funk	LA 2	ro_18	
									6	b		-953-44997555
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	Produ	uced ident	ification	)	***************************************				pr			
							SUSAN	S GO	DMAN			

SUSAN S. GOLDMAN
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 05-15-2019
ACTING IN THE COUNTY OF OAKLAND

INSTR # 113998530 Page 1 of 4, Recorded 10/21/2016 at 11:21 AM Broward County Commission, Doc. D \$40600.00 Deputy Clerk ERECORD

THIS DOCUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Jason W. Searl, Esq. Gray-Robinson, P.A. 301 East Pine Street, Suite 1400 Orlando, FL 32801

#### SPECIAL WARRANTY DEED

WITNESSETH, that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to GRANTOR in hand paid by the GRANTEE, the receipt of which is hereby acknowledged by these presents, does grant, bargain, sell, release convey and confirm unto the GRANTEE, its heirs and assigns forever, all that certain land lying and being in the County of Broward, State of Florida, more particularly described as follows (the "Property"):

#### SEE ATTACHED EXHIBIT "A"

**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 the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under that said GRANTOR, save and except only the following, to wit:

#### SEE ATTACHED EXHIBIT "B"

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

VICJ CORPORATE PLAZA LLC,

a Florida limited liability company

By:\_

Aldo Disorbo, Man<del>ager</del>

Witness Name:

Witness Name.

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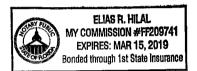
[SIGNATURES CONTINUED ON FOLLOWING PAGE]

# STATE OF FLORIDA COUNTY OF **RUWARD**

The foregoing instrument was acknowledged before me this 20 day of October, 2016, by Aldo Disorbo, as the Manager of VICJ CORPORATE PLAZA LLC, a Florida limited liability company, who [] is personally known to me or [1] has produced a Florida driver's license or as identification.

My Commission Expires:

(NOTARY STAMP)



### EXHIBIT "A"

Tract A, of MARGATE DISTRICT HEADQUARTERS, according to the Plat thereof, as recorded in Plat Book 88, Page 14 of the Public Records of Broward County, Florida.

#### EXHIBIT "B"

- 1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
- 2. Easement in favor of Florida Power & Light Company, recorded June 22, 1971 in Official Records Book 4532, Page 26, Public Records of Broward County, Florida.
- 3. Easements and matters as set forth, shown or reflected on the Plat of MARGATE DISTRICT HEADQUARTERS, recorded in Plat Book 88, Page 14, Public Records of Broward County, Florida.