CITY OF MARGATE
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City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SPECIAL EXCEPTION

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

Submittal Date (official use):	
DRC #	
Paid:	

Project Name	Culver- Margate
Address	5510 West Copans Rd.
Acreage	1.68
Folio Number	484830050020
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

Property Owner's Signature

9/13/18
Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

CITY OF MARGATE
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I hereby certify that I am the owner of the property located at 5510 W Copans Road,

being the subject property for this DRC application for a SPECIAL EXCEPTION USE, and I give authorization to Bowman Consulting and Medalist Restaurant Group, LLC 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 31 of the Margate City Code.

Stephen J. Bock, Manager & Authorized Agent
Print owner's name

Signature of owner

Subscribed and sworn to before me this 13 day of September 2018.

Print or type name of Notary

Signature of Notary

√ Personally known to me

____ Produced identification _____

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

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

THIS SPECIAL WARRANTY DEED is made this 20 day of October, 2016, between **VICJ CORPORATE PLAZA LLC,** a Florida limited liability company, whose address for purposes of this Warranty Deed is 2000 North State Road 7, Margate, Florida 33063, hereinafter called the **GRANTOR**, and **TVC MARGATE CO., L.L.C.**, a Michigan limited liability company, whose address is 5757 West Maple Road, Suite 80 West Bloomfield, Michigan 48322, hereinafter called the **GRANTEE**.

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

Witness Name: Elias R. Hill

By: _____
Aldo Disorbo, Manager

Witness Name: Russell Williams

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

STATE OF FLORIDA
COUNTY OF BREVARD

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 [✓] ~~has produced~~ a Florida driver's license or _____ as identification.

(NOTARY STAMP)

Printed Name: Elias Hilal
My Commission Expires: 3/15/19

ELIAS R. HILAL
MY COMMISSION #FF209741
EXPIRES: MAR 15, 2019
Bonded through 1st State Insurance

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.