



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SITE PLAN

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

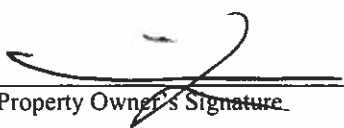
Submittal Date (official use):

Project Name Culver's Margate		DRC #
Address 5510 West Copans Road		
Acreage 1.68	Folio Number 484230050020	Paid:
Proposed Use 4,443 SF Restaurant and 4,000 SF General Retail		
Previous/Existing Use Vacant Commercial		
Legal Description MARGATE DISTRICT HEADQUATERS 88-14 B TRACT A LESS PORTION DESC AS COMM AT NE COR TR A, S 250 W 293.69 TO POB, W 336.51, N 250.18 E 338.96, S 250.07 TO POB		
AKA: LEASE PARCEL		

Describe proposal/request in detail, including occupant capacity (if applicable)
4,443 SF Restaurant with 104 seats and a 4,000 SF General Retail Store
Proposing 72 parking spaces, 60 for restaurant and 12 for retail store

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 NA
Email Address bowman_FTL@bowmanconsulting.com	

Agent/Contact Name Bill Pfeffer, P.E.	
Business/Corporate Name Bowman Consulting	
Address 13450 Sunrise Boulevard , Suite 320	
Sunrise, FL 33323	
Phone Number 954-314-8480	Fax Number NA
Email Address bowman_FTL@bowmanconsulting.com	


Property Owner's Signature

7/13/18
Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED




I hereby certify that I am the owner of the property located at
5510 West Copans,

being the subject property for this DRC application for a SITE PLAN APPROVAL, 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 _____ day of _____ 20_____.

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: [Signature]

By: [Signature]

Aldo Disorbo, Manager

Witness Name: Mussee Williams

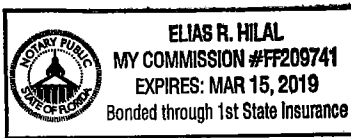
[SIGNATURES CONTINUED ON FOLLOWING PAGE]

STATE OF FLORIDA

COUNTY OF BRUNARD

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

(NOTARY STAMP)



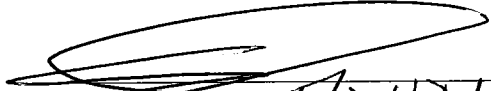

Printed Name: Elias R. Hilal
My Commission Expires: 3/15/19

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.