



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Plat Approval

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

Submittal Date (official use):

**RECEIVED**

OCT 15 2018

BY: .....

Project Name <b>Marquesa</b>		DRC # <b>11-18-01</b>
Address <b>5203 Coconut Creek Parkway, Margate, Florida 33063</b>		
Acreage <b>8.113 A</b>	Folio Number <b>4842 30 170190</b>	Paid: <b>10-15-18</b>
Existing Use <b>Retail 63,361 SQF</b>		
Legal Description <b>Portion of parcel "A" CENTRAL PARK OF COMMERCE (P.B. 119, PG. 27)</b>		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
<b>Replat to convert use to mid-rise apartments including 92 TOC units with an allocation of 128 FLEX units</b>

Agent/Contact Name <b>Shahin Eteessam</b>	
Address <b>7480 SW 40th Street, Suite # 700, Miami, Florida 33155</b>	
Phone Number <b>786-236-4967</b>	Fax Number <b>305-364-8509</b>
Email Address <b>setessam@cayonfamily.net</b>	

Property Owner Name <b>TC MC MARGATE APARMENTS, LLC; Attn: Maurice Cayon</b>	
Address <b>7480 SW 40th Street Suitre # 700, Miami, Florida 33155</b>	
Phone Number <b>305-364-8505</b>	Fax Number <b>305-364-8509</b>
Email Address <b>setessam@cayonfamily.net</b>	

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 ½ of the Margate City Code.

  
Property Owner's Signature


Date 8/20/18

# PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

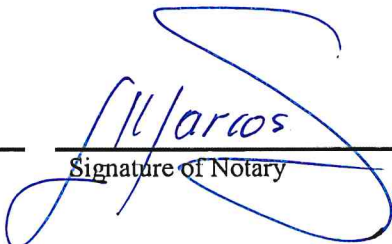


I hereby certify that I am the owner of the property located at  
5203-5281 Coconut Creek Parkway,

being the subject property for this DRC application for a PLAT APPROVAL, and I give  
authorization to HSQ Group, Inc. 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.

Maurice Cayon   
Print owner's name Signature of owner

Subscribed and sworn to before me this 20 day of August 2018.

Leyla M. Marcos   
Print or type name of Notary Signature of Notary

☒ Personally known to me  
☐ Produced identification \_\_\_\_\_



This instrument prepared by:

Ricardo L. Fraga, Esq.  
Greenberg Traurig, P.A., 44<sup>th</sup> Floor  
333 SE 2<sup>nd</sup> Avenue  
Miami, FL 33131

(Reserved for Clerk of Court)

Parcel L.D. No.: 484230-17-0190

### SPECIAL WARRANTY DEED

This Special Warranty Deed is made and entered into as of the 24<sup>th</sup> day of July, 2018 by ALLIANCE XVI, LLC, Florida limited liability company ("Grantor"), whose mailing address is 2977 McFarlane Road, Suite 303, Coconut Grove, Florida 33133, to TC MC Margate Apartments LLC, a Florida limited liability company (hereinafter referred to as the "Grantee"), whose mailing address is 3850 Bird Road, 8th Floor, Coral Gables, FL 33146. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

### WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Broward County, Florida (the "Property"), to wit: See Exhibit "A" attached hereto and made part hereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to taxes and assessments not yet due and payable for the year 2018 and all subsequent years.

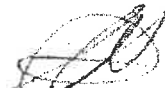
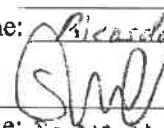
TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with said Grantee that Grantor does hereby specially warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in presence of:

ALLIANCE XVI, LLC, a Florida limited liability  
company

  
Print Name: Ricardo Fager  
  
Print Name: Sergio M. Esleit

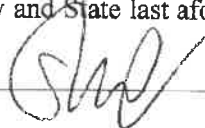
By:   
Print Name: Robert Cambo  
Title: Manager

STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF MIAMI-DADE       )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Robert Cambo, as Manager of Alliance XVI, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of June, 2018.

Notary Public





Sergio M. Esleit  
Typed, printed or stamped name of Notary Public

**EXHIBIT "A"**  
**(See attached Legal Description of Property)**

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

A portion of Parcel "A", Central Park of Commerce, according to the plat thereof as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Parcel "A"; thence North 89°34'36" East, along the North line of said Parcel "A", a distance of 604.01 feet to the point of beginning, thence continue North 89°34'36" East, along said North Line, a distance of 548.98 feet (548.90' per plat) to the Northeast corner of said Parcel "A" and a point on the arc of a circular curve to the left at which a radial line bears South 75°22'31" East, thence along the East and South lines of said Parcel "A" the following six (6) courses: Southerly along the arc of said curve, having a radius of 1503.00 feet and a central angle of 05°25'00", a distance of 142.09 feet (central angle of 6°50'08" and a distance of 179.31 feet per plat) to a point of tangency; thence South 09°12'29" West, a distance of 240.11 feet (South 09°20'17" West, a distance of 202.91 feet per plat), thence South 00°22'24" East, a distance of 300.00 feet, thence South 44°11'54" West, a distance of 49.13 feet, thence South 88°46'12" West, a distance of 300.00 feet, thence South 87°20'17" West, a distance of 144.45 feet, thence North 00°22'24" West, a distance of 720.32 feet to the point of beginning.

Said lands situate in the City of Margate, Broward County, Florida.

City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: MMILLER      10/17/18 00      Receipt no: 9044

Type	SvcCd	Description	Amount
EF		ECDV PLAT/SUBDIV. RESERVE	
	Qty	1.00	\$250.00

FOR: MARQUESA  
5203 COCONUT CREEK PKWY  
ANTONIO QUEVEDO  
680 CAMELLIA COURT  
PLANTATION, FLORIDA 33317

Tender detail  
CK Ref#: 199      \$250.00  
Total tendered: \$250.00  
Total payment: \$250.00

Trans date: 10/16/18      Time: 15:36:58

HAVE A GREAT DAY!

City of Margate  
R E P R I N T

\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: MMILLER      10/17/18 00      Receipt no: 9043

Type	SvcCd	Description	Amount
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

ANTONIO QUEVEDO  
680 CAMELLIA COURT  
PLANTATION, FLORIDA 33317  
FOR:MARQUESA  
5203 COCONUT CREEK PKAY

Tender detail

CK Ref#:	207	\$150.00
Total tendered:		\$150.00
Total payment:		\$150.00

Trans date: 10/16/18      Time: 15:33:35

HAVE A GREAT DAY!