CITY OF MARGATE
Together We Make It Great

City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Site Plan

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

Submittal Date (official use):

RECEIVED
OCT 15 2018
BY: .....

DRC # 11-18-02

Paid: 10/15/18

Project Name	MARQUESA
Address	5203 Coconut Creek Parkway
Acreage	8.113 Ac.
Folio Number	4842-30-17-0190
Existing Use	Existing Shopping Center / School
Legal Description	Central Park of Commerce - Parcel A (Plat Book 119 - Page 27)

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

Site Plan (220 Apartment Units)

Agent/Contact Name	HSQ Group, Inc. / Antonio Quevedo, P.E. / Project Manager
Address	5951 Northwest 173rd Drive, Suite 4, Miami, Florida 33015
Phone Number	(786) 534-3621 Office
Fax Number	(561) 239-3653 Mobile
Email Address	tony@hsqgroup.net

Property Owner Name	TC MC MARGATE APARTMENTS, LLC. / Attn: Maurice Cayon
Address	7480 Southwest 40th Street, Suite #700, Miami, Florida 33155
Phone Number	(305) 364-8505
Fax Number	(305) 364-8509
Email Address	setessam@cayonfamily.net

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

08-20-18
Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

CITY OF MARGATE
Together We Make It Great

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

being the subject property for this DRC application for a SITE PLAN APPROVAL, and I give authorization to HSQ GROUP, INC. / Antonio Quevedo, P.E. 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 for TC MC MARGATE APARTMENTS,LLC
Print owner's name

Signature of owner

Subscribed and sworn to before me this 22 day of October 2018.

Leyla M. Marcos
Print or type name of Notary

Signature of Notary

✓ Personally known to me

_____ Produced identification _____

LEYLA M. MARCOS
MY COMMISSION # FF 948817
EXPIRES: May 7, 2020
Bonded Thru Notary Public Underwriters

This instrument prepared by:

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

(Reserved for Clerk of Court)

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

SPECIAL WARRANTY DEED

This Special Warranty Deed is made an entered into as of the 9th 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 Fraga

Print Name: Sergio M. Eslait

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 29 day of June, 2018.

_____
Notary Public

SERGIO M. ESLAIT
Notary Public - State of Florida
Commission # GG 038552
My Comm. Expires Oct 18, 2020

Sergio M. Eslait
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.

RECEIVED
OCT 1 5 2018
BY: .....

CITY OF
MARGATE

Underground Wiring Waiver Application

Development Services Department
954-979-6213

Property Address: 5203 Coconut Creek Parkway

Legal Description: see attached

Applicant/Agent Name: TC MC Apartments, LLC.

Address: 3850 Bird Road, 8th Floor, Miami, Fl. 33146

Phone: 305-779-8047 Email: nvedrani@cfhgroup.com

Project Name: Marquesa Apartments

Project Description: 220 rental apartments with surface parking and amenities

This application requires public notification as described in Section 31-55 of the Margate Code of Ordinances. Applicant is responsible for mailing public notice letters to all property owners within 1,500ft of the subject property and posting a public hearing sign on each roadway frontage.

Include with this application:

- Property owner certification
- Public hearing sign bond agreement form and $150 bond payment
- $200 application fee
- A detailed statement by a state licensed professional engineer, qualified with respect to utility issues, explaining why, in the engineer's professional opinion, it is technically infeasible to locate such utilities underground.

*If a waiver is granted, a dollar amount equal to the cost of placing the utilities underground, as determined by an estimate established by the relevant utilities and as agreed upon by the city, shall be required to be paid into the city's underground utility trust fund prior to the development permits being issued.

Bowman CONSULTING

RECEIVED
OCT 1 5 2018
BY: .....

Engineering Statement

10/3/18

Andrew Pinney
City of Margate
Development Review Committee
5790 Margate Blvd
Margate FL 33063

RE: Marquesa Multi-Family Development
Underground Wire Waiver Application
Northwest Corner of Coconut Creek Parkway and Banks Road, City of Margate

Mr. Pinney,

Initial contact has been made with Florida Power and Light (FPL) regarding the City requirement to underground all overhead utilities abutting new residential developments. It is FPL's stance that the burying of roughly 750' of overhead lines along Banks Road would create safety, maintenance, and engineering related issues.

For safety reasons, FPL will not install more than two underground risers on a pole. Underground risers are encased electrical wires that run along the pole which takes the service from overhead to underground, and back. The more risers a pole has, the higher the potential for an accident when FPL maintenance employees are climbing the poles. The elimination of only a few FPL poles at a time requires a riser be added to each end of the run.

Additionally, eliminating poles in between long runs of poles supporting overhead wires will require the removal and replacement of the poles on each end with much larger poles and guys wires for structural support to compensate for the lost tension in the existing overhead wires. FPL will typically only convert overhead systems to underground if one or more full blocks are converted to cut down on unnecessary risers and upgraded poles.

From a maintenance standpoint, both underground and overhead wires present different challenges and require different methods and equipment to restore service during an outage. Underground wiring is susceptible to flooding and full line breaks from land disturbance activities, while overhead wires are more susceptible to wind damage and downed trees. FPL prefers to have long stretches of either overhead or buried lines so maintenance crews can have the proper equipment to address the needs of each and regain power during an outage as quickly as possible.

Chapters 197 and 170 of the Florida Statutes were passed to help avoid the complications of underground conversions for short stretches. These statutes allow municipalities to fund larger underground conversion projects by levying special assessments and taxes. From an engineering and maintenance standpoint, it is sound practice to bury lines in larger sections containing full blocks from intersection to intersection. The Applicant will make every attempt to request the burial of the overhead lines abutting the property, however, FPL's current feedback is that a fee-in-lieu of would be the preferred path. As such, the Applicant respectfully requests a Waiver from City Ordinance 32-2(d)(4)(b). A cost estimate has been requested from FPL to determine the cost associated with burying the overhead lines abutting the subject property, which will be provided upon receipt.

RECEIVED
OCT 1 5 2018
BY: .....

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

CITY OF MARGATE
Together We Make It Great

I hereby certify that I am the owner of the property located at 5203 Coconut Creek Parkway, being the subject property for this WAIVER application for UNDERGROUND WIRING, 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 City Commission meeting. I further understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

TC MC Apartments, LLC
Print owner's name

Signature of owner

Subscribed and sworn to before me this 25 day of September 2018.

Leyla M. Marcos
Print or type name of Notary

Signature of Notary

✓ Personally known to me

_____ Produced identification _____

LEYLA M. MARCOS
MY COMMISSION # FF 948817
EXPIRES: May 7, 2020
Bonded Thru Notary Public Underwriters

CITY OF MARGATE
Together We Make It Great

RECEIVED
OCT 15 2018
BY: .....

PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

I, ANTONIO QUEVEDO, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the $150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the $150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

HSQ GROUP, INC.
Business or Property Name

5951 NW 173rd Drive, #4, Miami, FL. 33015
Address

Signature

September 25, 2018
Date

OFFICE USE ONLY

Date of Decision:_____

Tabled to date certain?_____

Two Business Days (after decision)_____

COMPLIED? Y N

If YES, initiate check request to Finance (601-0000-220.18-00)

If NO, inform Finance to deposit Bond (001-0000-369.90-01)

Copy to Petitioner, Finance Department
Original to File

RECEIVED
OCT 15 2018
BY: .....

330 SW 12th Ave Pompano Beach, FL 33069

September 10, 2018

Miguel A. Reynaldos
Vice President of Development
ALLIANCECOS
2601 S Bayshore Drive, Suite 100
Miami, FL 33133

RE: COCONUT CREEK CENTER REQUEST FOR CONVERSION OF FPL PRIMARY OVERHEAD FEEDER FACILITES TO UNDERGROUND

Dear Mr. Reynaldos,

Per your email we have reviewed your request to convert the FPL Primary Overhead Feeder facilities and place them underground on behalf of the City of Margate. The area under review for this specific site is approximately 750 feet.

Due to service reliability and good engineering practices FPL would not convert these facilities from overhead to underground. FPL needs to maintain its high standard for service reliability and conversions of this type create several additional potential points of failure for the FPL facilities. If FPL were to convert spans as short as this, it would have an up and down roller coaster effect on our facilities creating an excessive amount of potential points of failure and severely impact the service reliability to the surrounding community.

Conversions of this type do nothing to improve the reliability or the aesthetics of the surrounding area as the poles do not disappear; they either become a much larger self-supporting concrete pole or FPL has to add additional equipment such as down guys and anchors in the ground to support the momentum of the overhead facilities being dead-ended on either side of the proposed site for conversion. In conclusion, for the above reason, placing the lines underground at this property would be both technically and practically infeasible.

Should you have any other questions please feel free to contact me at 954-956-2051.

Sincerely,

Felicia R Horne

Felicia R. Horne
Associate Engineer
Office 954-956-2051; Fax 954-956-2020

HSQ GROUP, INC.
Engineers • Planners • Surveyors
5951 Northwest 173rd Drive, Suite #4
Miami, Florida 33015
(786) 534-3621 Phone

RECEIVED
OCT 1 5 2018
BY:

TO: Mr. Andrew Pinney
CITY OF MARGATE
Economic Development Department
901 Northwest 66th Avenue
Margate, Florida 33063
(954) 968-3617

DATE: **October 4, 2018**
PROJECT: **MARQUESA**
PROJECT No.: **1703-18**

ITEMS ENCLOSED:

____ Shop Drawings ____ Prints ____ Plans ____ Specifications
____ Copy Letter ____ Change Order ____ Calculations X Applicationr

SENT VIA:

____ US Mail X Overnight ____ Courier ____ Pick-up

COPIES	DATE	DESCRIPTION
1		**Underground Wiring Waiver Application (Executed)**
1		**Property Owner Certification**
1		**Bowman Engineering Letter**
1		**Public Hearing Sign Agreement**
1		**Check ($200) – Application Fee**
1		**Check ($150) – Sign Bond**

FOR:

X For approval X As requested ____ Records
X For your use ____ Review and comment ____ Distribution

COMMENTS:

COPIES:

Signature:
Print Name: Antonio Quevedo

HSQ GROUP, INC.
Engineers • Planners • Surveyors
5951 Northwest 173rd Drive, Suite #4
Miami, Florida 33015
(786) 534-3621 Phone

RECEIVED
OCT 1 5 2018
BY: .....

September 17, 2018

Mr. Andrew Pinney, Associate Planner
CITY OF MARGATE
Economic Development Department
901 Northwest 66th Avenue
Margate, Florida 33063

Re: **MARQUESA**
HSQ Project Number: **1703-18**
City DRC Number: **03-18-02**
(SITE PLAN RESUBMISSION)

Dear Mr. Pinney:

Please find enclosed the following items for the site plan resubmission on the above referenced project:

1. Three (3) sets of the revised site plan drawings (24"X36"), including architectural, landscaping, irrigation and photometric plans.
2. One (1) set of the colored building elevations.
3. One (1) copy of the response letter to the latest DRC review comments.
4. One (1) copy of the response letter from the traffic engineer.
5. Three (3) certified copies of the preliminary drainage calculations.
6. A copy of the revised FPL utility letter.
7. One (1) CD with all the above information and drawings.
8. One (1) executed City of Margate Site Plan Application.
9. Revised FPL Conversion Letter.
10. Margate Plaza Parking Calculations & Exhibit.
11. A check for $250.00 made payable to the "City of Margate" for the site plan resubmittal fee.

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.

Antonio Quevedo, P.E.

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: MMILLER 10/17/18 00 Receipt no: 9045

Type	SvcCd	Description	Amount
ER		ECDV SITE PLAN RESIDENTIA	
	Qty	1.00	$250.00

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

Tender detail

CK Ref#:	198	$250.00
Total tendered:		$250.00
Total payment:		$250.00

Trans date: 10/16/18 Time: 15:39:24

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: MMILLER 10/17/18 00 Receipt no: 9046

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	$200.00

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

Tender detail

CK Ref#:	206	$200.00
Total tendered:		$200.00
Total payment:		$200.00

Trans date: 10/16/18 Time: 15:40:54

HAVE A GREAT DAY!