



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for SITE PLAN

901 NW 66th Avenue, Margate, FL 33063
For Planning & Zoning Questions: 954-979-6213

Submittal Date (official use):



Project Name **MARQUESA**

Address **5203 Coconut Creek Parkway**

Acreage **8.113 Acres**

Folio Number **4842-30-17-0190**

DRC # **2021-222**

Paid: **\$250.00**

Proposed Use **220 Unit Rental Apartment Development**

Previous/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 occupant capacity (if applicable)

220-Units Rental Apartments

Applicant Name **Shahin Etessam**

Business/Corporate Name **TC MC Margate Apartments, Llc.**

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**

Agent/Contact Name **Antonio Quevedo, P.E.**

Business/Corporate Name **HSQ Group, Inc.**

Address **5951 Northwest 173rd Drive, Suite 4, Miami, Florida 33015**

Phone Number **(561) 239-3653**

Fax Number **(786) 534-3621**

Email Address **tony@hsqgroup.net**


Property Owner's Signature

MAURICE CAYON
Date

3/1/2021

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



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 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.

TC MC Margate Apartments, LLC.

Print owner's name

Signature of owner

MAURICE CAYON

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of March, 2021 (year), by Maurice Cayon (name of person making statement).

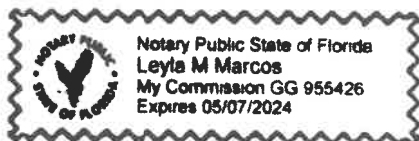
Leyla M. Marcos

Print or type name of Notary

Signature of Notary

☒ Personally known to me

☐ Produced identification _____





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TC MC MARGATE APARTMENTS, LLC

Filing Information

Document Number L18000155144
FEI/EIN Number 83-1087777
Date Filed 06/25/2018
Effective Date 06/25/2018
State FL
Status ACTIVE

Principal Address

7480 SW 40 STREET
SUITE 700
MIAMI 33155 UN

Changed: 01/29/2019

Mailing Address

7480 SW 40 STREET
SUITE 700
MIAMI 33155 UN

Changed: 01/29/2019

Registered Agent Name & Address

KANTROWITZ, HOWARD
3850 BIRD RD
8TH FLOOR
MIAMI, FL 33146

Authorized Person(s) Detail

Name & Address

Title MGR

CABRERIZO, TOM
3850 BIRD RD 8TH FLOOR
MIAMI, FL 33146 UN

Title MGR

CAYON MAURICE

SATON, MARQUEL
7480 SW 40TH ST 700
MIAMI, FL 33155 UN

Annual Reports

Report Year	Filed Date
2019	01/29/2019
2020	02/05/2020
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
02/05/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
06/25/2018 -- Florida Limited Liability	View image in PDF format



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Development Services Department
901 NW 66th Avenue, Margate, FL 33063
954-979-6213

Applicant: TC MC Margate Apartments, Llc.
Agent/Authorized Representative: HSQ Group, Inc. / Antonio Quevedo
Project Address: 5203 Coconut Creek Parkway
Project Name: MARQUESA
Date: November 3, 2020

I, Antonio Quevedo / HSQ Group, Inc. (print Agent/Authorized Representative name), on behalf of TC MC Margate Apartments, Llc. (print Applicant name),

hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- 1) 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant; and
- 2) 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant; and
- 3) Limitation of three (3) Staff Requests for Additional Information; and
- 4) Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

Signature of Applicant or Applicant's Authorized Representative

TC MC Margate Apartments, Llc.

Name of Applicant/Authorized Representative

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2 5/11/21 00 Receipt no: 2241567

Type	SvcCd	Description	Amount
EM		ECDV AMENDED SITE PLAN	
	Qty	1.00	\$250.00

AMENDED SITE PLAN
FOR MARQUESA PROJECT @
FOLIO # 4842-30-17-0190
CONTACT- ANTONIO QUEVEDO
HSQ GROUP
5951 NW 173RD DRIVE
SUITE 4 MIAMI FL 33015
561-239-3653
TONY@HSQGROUP.COM

Tender detail

CK Ref#:	409	\$250.00
Total tendered:		\$250.00
Total payment:		\$250.00

Trans date: 5/11/21 Time: 10:25:04

HAVE A GREAT DAY!