1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

Concurrency Analysis
Panda Express with Drive-Through – City of Margate, FL

Name of Applicant/Entity: Panda Express, Inc.
Address: 1683 Walnut Grove Ave., Rosemead, GA 91770
Contact: Grant Bumgardner | grant.bumgardner@pandarg.com
Telephone: (626) 799-9898

Name of Property Owner/Landlord: Predesco Property Investments, LLC
Address: 7280 West Palmetto Park Road, Suite 105, Boca Raton, FL 33433
Contact: Michael Kenny | mike@predesco.com
Telephone: (561) 797-6100

Panda Express, Inc. ("Tenant") is the tenant pursuant to a fully executed and effective Ground Lease for the property located at 5681 W Atlantic Blvd in the City of Margate, Florida ("City"). The property ("Property") is located northeast of the intersection of W Atlantic Boulevard and S State Road 7/US 441, within the Walmart shopping center, pursuant to that certain Cross Parking Agreement, as amended. Currently on the Property is an existing Boston Market (Fast-Food) restaurant that has been in operation since 1995. Boston Market currently occupies the building located at the southwestern end of the shopping center and the Applicant is proposing a reuse of the 3,381 square foot tenant space with the existing drive-through window. The property is zoned G – Gateway District and the site also lies within the City of Margate Community Redevelopment Agency (CRA) district boundaries, per the Zoning Confirmation Letter, and a drive through is permitted as a special exception in the G – Gateway district. Documentation is included with this submittal to demonstrate compliance with the criteria for special exception approval.

Transportation system: A traffic statement is included with this application confirming that the number of trips generated by the proposed use is consistent with the existing use, resulting in a net new trip generation of zero and no additional impact to the roadway network. The Applicant will pay any county impact fees required to redevelop the existing use.

Drainage: The existing finished floor elevation on the Property is currently 12.59 feet. The addition currently complies with the current flood elevations. No additional storm drainage improvements are being proposed at time of Concurrency Analysis.

Solid Waste: No change in use is proposed; therefore, increases in solid waste generation are not anticipated. The Applicant's proposed use will continue to utilize the existing solid waste service, and no increase in the amount of concurrency for the proposed use is anticipated.

Water:
No change in use is proposed; therefore, increases in potable water demand are not anticipated. The Applicant's proposed use will continue to utilize the existing water service, and no increase in the amount of concurrency for the proposed use is anticipated.

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Wastewater:
No change in use is proposed; therefore, increases in wastewater generation are not anticipated. The Applicant's proposed use will continue to utilize the existing wastewater service, and no increase in the amount of concurrency for the proposed use is anticipated.

The City of Margate Engineering Department will not provide the Water & Sewer Letter of Availability until the application has reached the DRC review stage. A request for the letter will be sent to the Engineering Department at that time. **It should be noted that this site currently maintains existing water and sewer connections.**

Attachments
- Letter of Availability's received

AT&T Florida
715 N Federal HWY
Hollywood FL, 33020

Cell: 754-295-7754

9/16/2025

RE: 5681 W Atlantic Blvd

Dear Katherine:

This letter is in response to your request for information on the availability of service **at 5681 W Atlantic Blvd, Margate, FL 33063.**
by AT&T.

This letter acknowledges that the above-mentioned 5681 W Atlantic Blvd, Margate, FL 33063 is in an area served by AT&T. Any service arrangements for the location above will be subject to later discussions and agreements between the Developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to/for this location.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
Eduardo Barcelo
MGR OSP Planning & Engineering Design
eb449h@att.com.
754-295-7754

Florida Power & Light Company

September 12, 2025

Katherine Rivera
CPH CORP

Re: LOA Service Request FPL 5681 W Atlantic Blvd, Margate, FL 33063

Dear Katherine Rivera:

This is to confirm that, at the present time, FPL has sufficient capacity to provide electric service to the above captioned property. This service will be furnished in accordance with applicable rates, rules and regulations. Preliminary analysis of your request has indicated that a line extension will be required and will most likely require a Contribution in Aid of Construction to be paid in order to provide service.

Please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin.

Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

Naveed Farahvashi
Engineer II

From: Ryan Ocampo
Sent: Tuesday, September 30, 2025 12:56 PM
To: Ryan Ocampo
Subject: FW: LOA Request sanitary Sewer & Water Service Request site located at 5681 W Atlantic Blvd, Margate, FL 33063

From: Michelle Spatafora <mspatafora@margatefl.com>
Sent: Monday, September 29, 2025 10:30 AM
To: Katherine Rivera <krivera@cphcorp.com>; DEES <dees@margatefl.com>
Cc: Water Bills <waterbills@margatefl.com>
Subject: Re: LOA Request sanitary Sewer & Water Service Request site located at 5681 W Atlantic Blvd, Margate, FL 33063

This Message is from an external sender.

This message needs your attention

• This is their first email to your company.

Report this Email or Mark as Safe

Powered by Trilon IT

Good morning,

Utility Billing bills this address for water, sewer, and stormwater.

Thank you,

To ensure a timely response, please send all future emails to waterbills@margatefl.com.

Michelle Spatafora
Customer Service Supervisor
City of Margate
Dept. of Environmental & Engineering Services
901 N.W. 66th Avenue, Suite A
Margate, FL 33063
MSpatafora@margatefl.com
(954) 884-3666
(954) 969-3424 (fax)
Office Hours: Monday – Friday, 8am – 6pm

From: Katherine Rivera <krivera@cphcorp.com>
Sent: Monday, September 29, 2025 9:18 AM
To: DEES <dees@margatefl.com>
Cc: Water Bills <waterbills@margatefl.com>
Subject: FW: LOA Request sanitary Sewer & Water Service Request site located at 5681 W Atlantic Blvd, Margate, FL 33063

Good afternoon, hope all is well, I just wanted to follow up with request in email thread below for a Letter of Availability/Will-Serve letter confirming that the City of Margate provides water and sewer service for this property, again really appreciate the help and assistance.

Thank you,

Katherine Rivera

PROJECT COORDINATOR

kriveral@cphcorp.com
o 305.274.4805 ext.#3600

BUILDING STRONGER COMMUNITIES TOGETHER

From: Ryan Ocampo <ryan.ocampo@cphcorp.com>
Sent: Friday, September 19, 2025 10:41 AM
To: Curt Keyser <ckeyser@margatefl.com>; DEES <dees@margatefl.com>; Water Bills <waterbills@margatefl.com>
Cc: Katherine Rivera <krivera@cphcorp.com>; Jason James (P.E.) <jjames@cphcorp.com>
Subject: RE: LOA Request sanitary Sewer & Water Service Request site located at 5681 W Atlantic Blvd, Margate, FL 33063

Good morning Curt,

I understand your note, though I want to clarify that we already reviewed the BCSWM and SFWMD websites and unfortunately did not find any records tied to this site. We were informed that the City of Margate maintains this information in its records/archives, which is why we reached out directly.

To assist us in moving forward, could you please confirm whether the site at **5681 W Atlantic Blvd, Margate, FL 33063** is tied to any existing stormwater permits, or point us to the correct department within the City to obtain this information?

We truly appreciate your cooperation and assistance.

Kind Regards,

Ryan Ocampo, EI

PROJECT ENGINEER

ryan.ocampo@cphcorp.com

o 305-274-4805 x3606 | c 305.796.9968

BUILDING STRONGER COMMUNITIES TOGETHER

From: Curt Keyser <ckeyser@margatefl.com>
Sent: Friday, September 19, 2025 10:37 AM
To: Ryan Ocampo <ryan.ocampo@cphcorp.com>; DEES <dees@margatefl.com>; Water Bills <waterbills@margatefl.com>
Cc: Katherine Rivera <krivera@cphcorp.com>; Jason James (P.E.) <jjames@cphcorp.com>
Subject: RE: LOA Request sanitary Sewer & Water Service Request site located at 5681 W Atlantic Blvd, Margate, FL 33063

This Message is from an external sender.

You can confirm that yourself through the BCSWM and SFWMD websites.

Curt A. Keyser, P.E.
Director
City of Margate
Dept. of Environmental & Engineering Services
901 NW 66th Ave., Suite A
Margate, Florida 33063

Main: 954-972-0828 ext. 204
Direct: 954-884-3631
Mobile: 954-605-1713

Email: ckeyser@margatefl.com

Please Note: The City of Margate is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. All e-mail messages sent and received are captured by our server and retained as public records

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From: Ryan Ocampo <ryan.ocampo@cphcorp.com>
Sent: Friday, September 19, 2025 10:13 AM
To: DEES <dees@margatefl.com>; Water Bills <waterbills@margatefl.com>
Cc: Katherine Rivera <krivera@cphcorp.com>; Jason James (P.E.) <jjames@cphcorp.com>
Subject: RE: LOA Request sanitary Sewer & Water Service Request site located at 5681 W Atlantic Blvd, Margate, FL 33063

Good morning,

Along with our request for a Letter of Availability/Will-Serve letter confirming that the City of Margate provides water and sewer service for this property, could you please confirm if the site located at **5681 W Atlantic Blvd, Margate, FL 33063** is tied to any existing stormwater permits?

This is an existing site that the owner plans to redevelop; however, it will remain the same use (fast-food restaurant). I have already coordinated with SFWMD and Broward County but was unable to obtain any information regarding stormwater for this property.

Thank you very much — we greatly appreciate your time and assistance.

Kind Regards,

Ryan Ocampo, EI

PROJECT ENGINEER

ryan.ocampo@cphcorp.com

o 305-274-4805 x3606 | c 305.796.9968

BUILDING STRONGER COMMUNITIES TOGETHER

From: Katherine Rivera
Sent: Friday, September 19, 2025 9:32 AM

To: '"dees@margatefl.com"' <dees@margatefl.com>
Subject: FW: LOA Request sanitary Sewer & Water Service Request site located at 5681 W Atlantic Blvd, Margate, FL 33063

Good morning, hope all is well, I am reaching out for some assistance and was hoping you can assist or guide to who will be able to, our team will be working on a site investigation for site located at 5681 W Atlantic Blvd, Margate, FL 33063 parcel # 4841 36 06 0017, and wanted to request the LOA for Sanitary Sewer & Water Service Availability the existing building is a Boston Market our client is looking into having 3,381 sq. ft. bldg. QS restaurant with drive-thru., really appreciate the assistance any information will be helpful. I have attached the site plan for your review.