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PUD Application

Springdale Townhomes

7870 Margate Boulevard City of Margate

November 18, 2022

1. DEVELOPER INFORMATION AND SITE LOCATION

A. Name, address and telephone number of the applicant.

Fimiani Development Corporation
5301 N. Federal Highway, Suite 350
Boca Raton, FL 33486
Contact: Michael Fimiani
Telephone: 561-395-8882

B. Name, address and telephone number of the Engineer.

Schnars Engineering Corporation
Jeff Schnars
947 Clint Moore Rd.
Boca Raton, FL 33487
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C. Name, address and telephone number of the architect:

AB Design Group
James Cantwell
1441 N. Ronald Regan Blvd.
Longwood, FL 32570
Telephone: 407-774-6078

D. Name, address and telephone number of the landscape architect:

Peterson Design Professionals
Joe Peterson
151 SW 7th Ter.
Boca Raton, FL 33486
Telephone: 561-702-0136

E. Name, address and telephone number of the attorney:

Dunay, Miskel & Backman, LLP
Matthew H. Scott, Esq.
14 SE 4th St. Suite 36
Boca Raton, FL 33436

2. EXISTING SITE CONDITIONS & LOCATION

The Property is a defunct golf course located on the south side of Margate Boulevard west of NW 76th Avenue and consists of 20.50+/- net acres and 21.73+/- gross acres. Access into the property will be located along Margate Blvd.

3. DEVELOPER INFORMATION

Fimiani Development Corporation
5301 N. Federal Highway, Suite 350
Boca Raton, FL 33486
Contact: Michael Fimiani
Telephone: 561-395-8882

4. LAND USE & DEVELOPMENT PLAN

The Applicant is the owner of approximately 21.96 gross acres (21.3 net acres) of land located on the south side of Margate Boulevard west of NW 76th Avenue in the City of Margate (“Property”). The Property was formerly in use as a 9-hole golf course and clubhouse known as Margate Executive Golf Course. The City Land Use Plan designation for the Property is Commercial Recreation within an Irregular 7.6 Residential dashed line area and the Broward County Land Use Plan designation is Recreation and Open Space within an Irregular 7.6 Residential dashed line area. The gross acreage of the overall Irregular 7.6 Residential dashed line area is 104.3 acres. Based on the maximum allowable density of 7.6 dwelling unit/acres, 792 dwelling units are permitted to be developed in the dashed line area. City staff confirmed that there are 742 dwelling units constructed in the dashed line area, leaving 50 remaining units that could be constructed on the Property. The Applicant is proposing to develop 137 residential units (“Project”) on the Property. This requires an amendment to the land use plan designation on the Property to add an additional 87 dwelling units to the overall dashed line area.

With the development of the Project, the Applicant is dedicating 0.80 net acres (1.23 gross acres) of land along Margate Blvd. to be dedicated as public open space. This area of land will be dedicated for public use and will increase the City’s total acreage of open space area towards meeting the City’s Open Space Level of Service Standards of 3 acres per 1,000 residents. The City’s current Community Parks Inventory tables indicate that there are 197.74 acres of open space existing in the City that can be used to meet the adopted level of service. The addition of this park area will increase the City’s open space area to 198.54 net acres.

The proposed 1.23 gross acres of public park space is not included in this amendment as the existing Commercial Recreation land use designation will remain in place to allow the proposed park use. As such, the Applicant is requesting an amendment to change the land use plan designation on 20.73 acres of land from Commercial Recreation to Residential (7) and change the dashed line area from Irregular 7.6 Residential to Irregular 8.43 Residential, allowing a total of 879 dwelling units within the dashed line area.

5. RESIDENTIAL PLAN & PROGRAM

The Applicant is proposing to develop 137 residential townhome units (“Project”) on the Property. This equates to a density of 6.3 du/acre for the 21.96-acre site. With an estimated 2.5 persons per household, the 137 townhome units will generate an estimated population of 342.5 (343) people.

6. COMMERCIAL USES & SERVICE AREAS

There are no commercial uses included with this Project. As such, there are no service areas included with this request. Trash will be placed outside of each unit as curb-side pick-up.

7. CIRCULATION, STREETS & PARKING

As shown in the proposed site plan, access to the Property will be located along Margate Blvd. The entrance will be gated with a guest entrance and a resident's entrance. Guests will have a callbox to call the resident to allow access. A turnaround driveway will also be provided prior to reaching the gate to allow vehicles to turnaround and exit the Property. The parking for the Project is as follows:

Use	Number of Required Spaces	Number of Provided Spaces
137 Multi-family Units (3 bedrooms)	1 Space per Bedroom = 411 Spaces	411 Spaces 1 Garage & 2 Driveway Spaces per Unit
Guest Parking	15% = 62 Spaces	62 Spaces (Including 2 HC)
Total	473 Spaces	473 Spaces

8. OPEN SPACE PLAN

With the development of the Project, the Applicant is dedicating 0.80 net acres (1.23 gross acres) of land along Margate Blvd. to be dedicated as public open space. This area of land will be dedicated for public use and will increase the City's total acreage of open space area towards meeting the City's Open Space Level of Service Standards of 3 acres per 1,000 residents. The City's current Community Parks Inventory tables indicate that there are 197.74 acres of open space existing in the City that can be used to meet the adopted level of service. The addition of this park area will increase the City's open space area to 198.54 net acres.

In addition to the public park, the Project will include a private recreational area located in the western portion of the Property that will include a clubhouse, pool and pickle ball courts. Please refer to the proposed site plan for more details.

9. MUNICIPAL & PUBIC SERVICES

Municipal and public services including fire and police services will be available to the Project. A Knox box system will be placed on the gate allowing access to the Property for emergency services. Additionally, a 2nd fire emergency access road will be provided along Margate Blvd., near the western property line. This fire access lane will be a gravel road with a knock out gate for use when needed in an emergency.

10. WATER, SEWER & UTILIY SERVICES

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

The potable water level of service per the adopted comprehensive plan is 335 gallons per day (gpd). The City adopted the 10-Year Water Supply Facilities Work Plan in March 2015.

2. Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant

and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

The City's potable water system consists of raw water supply, water treatment and distribution.

Plant Capacity:

The City's water treatment plant has a total permitted maximum day operating capacity of 13.5 mgd. The total permitted maximum day flow for 2018 is 6.766 MGD. The system includes two (2) above ground storage tanks with a combined capacity of 3.9 mgd and a remote storage facility with a capacity of 2 mgd. No plant improvements are proposed at this time.

Wells:

The City has 12 raw water wells on and around the property where the water treatment plant is located. The City draws its water from the Biscayne Aquifer. The City's Consumptive Use Permit ("CUP") was issued on April 13, 2005 for 20-year duration and will expire April 13, 2025. (Permit No. 06-00121-W). The CUP authorizes an annual allocation of 9.3 million gallons per day (mgd) and stipulates a reduced annual allocation of 8.51 mgd, effective April 13, 2010.

Distribution System:

The City maintains a water distribution system consisting of approximately 225 miles of distribution mains and a remote 2-million gallon water storage tank. There is an existing 12" water main along Margate Boulevard that fronts the property.

- 3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Existing Use		
Development Intensity	Generation Rate	Demand
792 dwelling units	335 gpd/ERC	0.281 MGD
Proposed Use:		
Development Intensity	Generation Rate*	Demand
879 dwelling units	335 gpd/ERC	0.312 MGD
	Net Change: 0.031 MGD	

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The adopted level of service standard for sanitary sewer service as identified in Policy 2.2.2 of the adopted Comprehensive Plan is 335 gallons per day (gpd) per equivalent residential connection (ERC).

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

The Subject Property is within the service area of the City of Margate Wastewater Treatment Plant which consists of these major operating components:

1. A wastewater treatment plant, which provides secondary treatment.
2. A deep well injection effluent disposal system.
3. A series of gravity collection mains which serve specific geographical neighborhoods and which discharge into the wet wells of one or more sewage pumping stations strategically located in each area.
4. An integrated system of pumping stations that pump raw sewage into force mains and interceptors leading to the wastewater treatment plant.

There is an existing 12" VCP gravity sewer main located in the Margate Boulevard right of way. This gravity sewer flows to lift station #24. A gravity sewer system will be constructed on the Subject Property that will flow to lift station #24.

The City's Comprehensive Plan indicates that the City's Wastewater Treatment Plant has adequate capacity for buildout of the City. The current statistics for the plant are provided below.

Design Capacity: 12.1 MGD
Permitted Operating Capacity 10.01 MGD
Current Demand: 6.519 MGD

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Existing Use		
Development Intensity	Generation Rate	Demand
792 dwelling units	335 gpd/ERC	0.281 MGD
Proposed Use		
Development Intensity	Generation Rate	Demand
879 dwelling units	335 gpd/ERC	0.312 MGD
	Net Change: 0.031 MGD	

C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

According to Policy 4.1.4 of City's Comprehensive Plan, the adopted level of service for solid waste for residential dwelling units is 8.9 pounds per dwelling unit per day.

2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

The Property is served by the Wheelabrator South Broward Waste to Energy Facility located at 4400 S. State Rd. 7, Fort Lauderdale, FL 33314. Per the Solid Waste Element of the Broward County Comprehensive Plan, the facility has a gross electrical generating capacity of approximately 66 megawatts. In anticipation of future disposal needs, Broward County has received certification for ultimate generating capacities of 96.1 megawatts.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Existing Use		
Development Intensity	Generation Rate	Demand
792 dwelling units	8.9 lbs/unit/day	7,048 lbs./day
Proposed Use		
Development Intensity	Generation Rate*	Demand
879 dwelling units	8.9 lbs./unit/day	7,823 lbs./day
NET CHANGE:		+775 lbs./day

11. SCHOOLS & EDUCATIONAL FACILITIES

A SCAD report has been provided by the Broward County School confirming capacity in the public schools for this project. The report has been included with this submittal.

12. DRAINAGE & WATERWAYS

A. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

The adopted level of service standards for drainage facilities as contained in Policy 3.2.1 of the City's Comprehensive Plan are provided below.

Road protection. Residential streets not greater than fifty feet to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map." Rights-of-way greater than fifty feet to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten-year "Flood Criteria Map."

Buildings. To have the lowest floor elevation no lower than the elevation for the respective area depicted on the "100-Year Flood Elevation Map."

Off-site discharge. Not to exceed the inflow limit of SFWMD primary receiving canal or the local conveyance system, whichever is less.

Storm sewers. Design frequency minimum to be three-year rainfall intensity off the State DOT Zone 10 Rainfall curves.

Floodplain routing. Calculated flood elevations based on the ten year and one-hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of

the ten year “Flood Criteria Map” and the “100 Year Flood Elevation Map.”

Antecedent water level. The higher elevation of either the control elevation or the elevation depicted on the map “Average Wet Season Water Levels.”

On-site storage. Minimum capacity above antecedent water level and below floodplain routing elevations to be design rainfall volumes minus off-site discharge occurring during design rainfall.

Best management practices (BMP). Prior to discharge to surface or ground water, BMPs will be used to reduce pollutant discharge.

The drainage system that is ultimately built on the Subject Property will also meet the Broward County and South Florida Water Management District drainage requirements.

2. Identify the drainage district and drainage systems serving the amendment area.

The Subject Property is within the C-14 basin. The requirements of the City of Margate, South Florida Water Management District (“SFWMD”) and the Broward County Development Management and Environmental Review Section will be applied to the ultimate drainage system for the Subject Property.

A Margate canal flows thru the site. The existing flowage easement will be relocated and maintained as part of the proposed design. Parts of the existing canal are located on the property line and service the adjacent properties. The storm water from the adjacent townhomes and condominium properties flow into the on-site canals. This historical flow will be maintained as part of the proposed design.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Currently, there are no planned drainage improvements set forth by the City.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

No formal application has been made to the local drainage districts; but, preliminary surface water management calculations and a plan were review by Broward County Environmental Engineering and Permitting Division. Attached is an email confirming they are in agreement with the concept presented (Exhibit A). The onsite drainage system will be designed to meet all applicable levels of service standards.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.

The existing surface water management system for the Subject Property consists of series of water features constructed to provide drainage for the golf course and surrounding communities. The proposed design will consist of a combination of the existing canals and proposed lakes to provide on-site storage to meet the minimum flood designs. A crowned roadway with valley gutter curb on both sides of the street is proposed. The community will have positive drainage through inlets and pipes discharging into the proposed lakes. An existing culvert is under Margate Boulevard that will be maintained and extended to connect to the proposed lakes pending the final site plan design. Existing drainage from the adjacent residential communities will be maintained and allowed to continue to flow through the property. Proper easements will be provided.

Water quality treatment and water storage will be provided in the proposed lakes as required by the permitting agencies. The developed area storm water management system will provide for attenuation of runoff from storm events including protection of interior roadways, buildings, and the adjacent areas.

13. CONFORMITY WITH THE CITY AND COUNTY COMPREHENSIVE PLANS

City of Margate Land Use Plan

Per Policy 1.1.2(a) of the City's Future Land Use Element, the proposed residential dwelling units are consistent with the permitted uses listed within the residential land use category. Additionally, the Proposed Amendment is consistent with the following policies of the City's Comprehensive Plan:

Policy 1.2.2-The compatibility of existing and future land uses and the established character or predominantly developed areas shall be a primary consideration in the review and approval of amendments to the Future Land Use Plan in order to prevent incompatible uses. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance with existing land use patterns.

The Applicant's redevelopment plan will provide a quality residential development that fits within the character of the adjacent properties and the surrounding area. The proposed land use designation of R(7) is compatible with the land use and density of the surrounding properties within the Dashed Line Area; being bounded by R(7) & R(17) to the east, R(4) to the west, and R(17) to the south. The property to the north is not located within the Dashed Line Area and contains land use designations of R(16) and R(20). The proposed Project consisting of 137 townhome units with a density of 6.7 du/acre is compatible with the character of the adjacent single-family and multi-family residential use.

Furthermore, the Applicant has designed the Project to provide buffers between the adjacent properties with a lake provided along the western property line and landscaping and fencing provided along the perimeter of the Property.

Objective 4.2-Provide recreation and open spaces that meet the needs of residents and that are compatible with the character of the City.

This amendment provides a 0.80 park located along Margate Blvd. This space will be dedicated to the public as park and open space use. The addition of this park will provide a public park within the western portion of the City, where there is only one park located west of Rock Island Road.

Policy 4.2.2-Level of service standards for parks shall be established to ensure adequate facilities exist to provide Margate's present and future population with a diversified and balanced parks and recreation system, as provided in the Recreation and Open Space element.

As stated previously in the Parks & Open Space section of this amendment, the City will be deficient in meeting the required level of service standards for parks and open space in the long-range planning horizon. This amendment will add an additional 0.80 net acres to the City's Community Parks Inventory, increasing the total parks and open space acreage to 198.54.

Policy 5.1.1-Prior to approving increases in density or intensity of land uses, including amendments to the Future Land Use Map and Zoning maps, approvals of plats, and issuance of development orders, there shall be a finding that existing public facilities and services are available to serve the needs of the proposed development.

The level of service and capacity analyses provided herein demonstrate that there are sufficient public facilities to service the Project.

Policy 5.1.2-New development shall provide water storage capacity equal to that which existed under pre-development conditions consistent with the water management regulations and plans of the SFWMD, Broward County and independent drainage districts.

Additional surface water area is being provided with the proposed project to ensure that post development storm stages do not exceed pre-development storm stages. As stated above, a preliminary review of the plans and surface water management calculations was conducted by Broward County Surface Water Management Licensing.

Objective 5.3-Discourage urban sprawl by directing new development into areas where necessary regional and community facilities and services exist.

This project will redevelop a defunct golf course into a residential townhome development consisting of 137 units. As a redevelopment project, the Property already has existing connections for water and wastewater that the Project will tie into. Additionally, the Property has connections to existing roadway system that has the capacity to hold the traffic generated by the Project. This is fundamentally an urban infill project, as opposed to urban sprawl.

Policy 5.4.2-The City shall utilize the highway capacity methodology endorsed by the Metropolitan Planning Organization and approved by the Broward County Commissioners to determine the capacities and levels of service on the regional roadway network.

The traffic analysis conducted for this amendment utilizes the highway capacity methodology endorsed by the Metropolitan Organization to determine the capacities and levels of service on the regional

roadway network. The analysis demonstrates that the Project will have less than a 3% significant impact threshold on any roadway segment located within the study area.

Broward County Land Use Plan

Per Section Two of the Broward County Land Use Plan, the proposed residential dwelling units are consistent with the permitted uses listed within the residential land use category. Additionally, the Proposed Amendment is consistent with the following policies of the County Land Use Plan:

Policy 2.10.2-The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The Project will remove an abandoned golf course from the area and redevelop the Property with a use that is compatible with the surrounding neighborhood. The proposed land use designation of R(7) is compatible with the land use and density of the surrounding properties within the Dashed Line Area; being bounded by R(7) & R(17) to the east, R(4) to the west, and R(17) to the south. The property to the north is not located within the Dashed Line Area and contains land use designations of R(16) and R(20). The proposed Project consisting of 137 townhome units with a density of 6.7 du/acre is compatible with the character of the adjacent single-family and multi-family residential use.

Policy 2.10.3-In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

As stated previously, this Project will redevelop an abandoned golf course with a low-density residential development that is compatible with the density and residential uses of the surrounding area. The proposed R(7) land use designation is less dense the adjacent R(16), R(17) and R(20) developments and is also harmonious with the adjacent developments containing an R(7) and R(4) land use designation.

Policy 2.13.1-No unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953.

The Property was platted in 1972 as the Oriole Golf & Tennis Club Section Two plat.

Policy 2.14.2-To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

The level of service analyses provided throughout this application confirm there is adequate capacity for all public facilities to service the Project.

Policy 2.11.2-In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital

Improvements Element.

The level of service analysis and responses to the Potable Water section in this application include information from the City's 10 Year Water Supply Facilities Work Plan and Capital Improvements Element. The information provided demonstrates that there is sufficient capacity to service the Project for potable water.

Policy 2.11.4-The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed.

The level of service analysis and responses to the wastewater section of this application demonstrates there is sufficient capacity to service the Project for wastewater.

14. ECONOMIC IMPACT

The proposed development will replace a now underutilized property which will result in a substantial increase in the City's tax base and tax revenues. An economic impact study conducted by ESI Econsult Solutions, Inc. (Exhibit B) demonstrates that the property will generate property tax revenues between \$717,000 to \$1,010,000. This is an increase of \$ 711,000 to \$1,004,000 beyond what the property is currently generating in property taxes (\$6,154). In addition, the Proposed Amendment will provide employment opportunities during construction and long-term tax revenues for the City.

15. TRAFFIC IMPACT ANALYSIS

A. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

The roadway network that will be most impacted by the proposed amendment includes two (2) east-west facilities and one (1) north-south roadway. These three (3) roadways include Margate Boulevard, Atlantic Boulevard and Rock Island Road.

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour.

B. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.

Tables 2a and 2b document the projected level of service for the roadways located near the proposed amendment. The short-term horizon year was assumed to be the year 2025 while the long-term planning horizon was assumed to be the year 2045. The 2025 and 2045 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2019/2040 and 2020/2045.

- C. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizons.

A trip generation comparison analysis was undertaken between the potential development under the current land use designation and the potential development under the proposed land use designation. The trip generation comparison analysis was based on the following assumptions:

MAXIMUM LAND USE AND INTENSITY – Existing Land Use Designation

- 792 Residential Units

TABLE 1a Existing Traffic Conditions (Daily Volumes)						
Roadway	From	To	Number of Lanes	Roadway Capacity	Current AADT	LOS
Atlantic Boulevard	Riverside	NW 76 Ave	6	59,900	41,500	C
	NW 76 Ave	Rock Island	6	59,900	41,500	C
	Rock Island	SR 7	6	50,000	53,500	F
Margate Boulevard	Project Site	NW 76 Ave	4	29,160	4,400	C
	NW 76 Ave	Rock Island	4	29,160	4,400	C
	Rock Island	SR 7	4	29,160	8,200	C
Rock Island Road	Southgate	Atlantic Blvd	4	37,810	42,000	F
	Atlantic Blvd	Margate Blvd	4	37,810	31,500	C
	Margate Blvd	Royal Palm	4	37,810	31,500	C

Source: Broward County Metropolitan Planning Organization

TABLE 1b Existing Traffic Conditions (PM Peak Hour Volumes)						
Roadway	From	To	Number of Lanes	Roadway Capacity	Current Peak Hour Volume	LOS
Atlantic Boulevard	Riverside	NW 76 Ave	6	5,390	3,943	C
	NW 76 Ave	Rock Island	6	5,390	3,943	C
	Rock Island	SR 7	6	4,500	5,083	F
Margate Boulevard	Project Site	NW 76 Ave	4	2,628	418	C
	NW 76 Ave	Rock Island	4	2,628	418	C
	Rock Island	SR 7	4	2,628	779	C
Rock Island Road	Southgate	Atlantic Blvd	4	3,401	3,990	F
	Atlantic Blvd	Margate Blvd	4	3,401	2,993	C
	Margate Blvd	Royal Palm	4	3,401	2,993	C

Source: Broward County Metropolitan Planning Organization

TABLE 2a Future Traffic Conditions (Daily Volumes)							
			# of Lanes	Short Term (2025)		Long Term (2045)	
Roadway	From	To	2025/2045	AADT	LOS	AADT	LOS
Atlantic Boulevard	Riverside	NW 76 Ave	6/6	44,246	C	53,400	C
	NW 76 Ave	Rock Island	6/6	44,246	C	53,400	C
	Rock Island	SR 7	6/6	50,685	E	41,300	0
Margate Boulevard	Project Site	NW 76 Ave	4/4	4,031	C	2,800	C
	NW 76 Ave	Rock Island	4/4	4,031	C	2,800	C
	Rock Island	SR 7	4/4	10,438	C	17,900	0
Rock Island Road	Southgate	Atlantic Blvd	4/4	42,508	F	44,200	F
	Atlantic Blvd	Margate Blvd	4/4	31,846	C	33,000	C
	Margate Blvd	Royal Palm	4/4	31,846	C	33,000	C

Source: Broward County Metropolitan Planning Organization

**TABLE 2b
Future Traffic Conditions (PM Peak Hour Volumes)**

Roadway	From	To	# of Lanes 2025/2045	Short Term (2025)		Long Term (2045)	
				AADT	LOS	AADT	LOS
Atlantic Boulevard	Riverside	NW 76 Ave	6/6	4,204	F	5,073	C
	NW 76 Ave	Rock Island	6/6	4,204	0	5,073	C
	Rock Island	SR 7	6/6	4,816	C	3,924	0
Margate Boulevard	Project Site	NW 76 Ave	4/4	383	0	266	C
	NW 76 Ave	Rock Island	4/4	383	C	266	C
	Rock Island	SR 7	4/4	992	C	1,701	0
Rock Island Road	Southgate	Atlantic Blvd	4/4	4,038	C	4,199	F
	Atlantic Blvd	Margate Blvd	4/4	3,026	F	3,135	C
	Margate Blvd	Royal Palm	4/4	3,026	F	3,135	C

Source: Broward County Metropolitan Planning Organization

MAXIMUM LAND USE AND INTENSITY – Proposed Land Use Designation

- 879 Residential Units

Tables 3a and 3b on the following page present the results of the trip generation comparison analysis. The results of the trip generation comparison analysis indicate that the proposed 879 residential units generates approximately 415 new daily trips and approximately 34 new PM peak hour trips when compared against the 792 residential units.

4. Provide any transportation studies relating to this amendment, as applicable.

A transportation analysis is presented herein (refer to Tables 1a through 4b). As indicated in Tables 4a and 4b, the project does not exceed the 3% significant impact threshold on any roadway segment located within the study area.

**TABLE 3a
Trip Generation Summary
(Allowable Density - Existing Land Use)**

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Mid Rise (LUC)	792 units	3,731	337	78	259	309	188	121
Gross/Driveway/External		3,731	337	78	259	309	188	121

Source: ITE Trip Generation Manual (11th Edition)

TABLE 3b Trip Generation Summary (Allowable Density - Proposed Land Use)								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Mid Rise (LUC 221)	879 units	4,146	375	86	289	343	209	134
External Trips		4,146	375	86	289	343	209	134

TABLE 4a Project Impacts (Daily Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 415		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Atlantic Boulevard	Riverside	NW 76 Ave	6	59,900	22%	91	0.2%	No
	NW 76 Ave	Rock Island	6	59,900	48%	199	0.3%	No
	Rock Island	SR 7	6	50,000	35%	145	0.3%	No
Margate Boulevard	Project Site	NW 76 Ave	4	29,160	100%	415	1.4%	No
	NW 76 Ave	Rock Island	4	29,160	30%	125	0.4%	No
	Rock Island	SR 7	4	29,160	15%	62	0.2%	No
Rock Island Road	Southgate	Atlantic Blvd	4	37,810	13%	54	0.1%	No
	Atlantic Blvd	Margate	4	37,810	0%	0	0.0%	No
	Margate Blvd	Royal Palm	4	37,810	15%	62	0.2%	No

Source: Broward County Metropolitan Planning Organization

TABLE 4b Project Impacts (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 34		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Atlantic Boulevard	Riverside	NW 76 Ave	6	5,390	22%	7	0.1%	No
	NW 76 Ave	Rock Island	6	5,390	48%	16	0.3%	No
	Rock Island	SR 7	6	4,500	35%	12	0.3%	No
Margate Boulevard	Project Site	NW 76 Ave	4	2,628	100%	34	1.3%	No
	NW 76 Ave	Rock Island	4	2,628	30%	10	0.4%	No
	Rock Island	SR 7	4	2,628	15%	5	0.2%	No
Rock Island Road	Southgate	Atlantic Blvd	4	3,401	13%	4	0.1%	No
	Atlantic Blvd	Margate Blvd	4	3,401	0%	0	0.0%	No
	Margate Blvd	Royal Palm	4	3,401	15%	5	0.1%	No

Source: Broward County Metropolitan Planning Organization

16. DEDICATION OF LAND

With the development of the Project, the Applicant is setting aside 0.80 net acres (1.23 gross acres) of land along Margate Blvd. to be dedicated solely for use as public open space. This area of land will be dedicated for public use and will increase the City's total acreage of open space area towards meeting the City's Open Space Level of Service Standards of 3 acres per 1,000 residents. The City's current Community Parks Inventory tables indicate that there are 197.74 acres of open space existing in the City that can be used to meet the adopted level of service. The addition of this park area will increase the City's open space area to 198.54 net acres. Applicant will maintain ownership of the park parcel and will be responsible for maintenance of it, but it will be publicly accessible and reserved for open space purposes.

17. EXISTING ZONING WITHIN ONE MILE

Subject Property:	S-1
Adjacent Properties:	North: R-3A South: R-3A East: R-3A West: R-3A

18. PUD STANDARDS

The PUD standards are as follows:

SITE COVERAGES		
GROSS SITE AREA :	21.30 AC.	
DEDICATED PUBLIC PARK :	0.80 AC.	
SIDEWALKS :	0.16 AC.	
PERVIOUS :	0.64 AC.	
NET SITE AREA :	20.50 AC.	100%
RESIDENTIAL LOT AREA :	7.64 AC.	37.2%
BLDG. FOOTPRINTS :	3.74 AC.	
DRIVEWAYS :	1.22 AC.	
SIDEWALKS / PATIOS :	0.32 AC.	
PERVIOUS :	2.36 AC.	
PRIVATE ROAD TRACT :	3.44 AC.	16.8%
PAVEMENT :	2.28 AC.	
DRIVEWAYS :	0.31 AC.	
SIDEWALKS :	0.36 AC.	
PERVIOUS :	0.49 AC.	
BUFFERS :	1.27 AC.	6.2%
LAKE TRACT :	5.43 AC.	26.5%
LAKE BANK :	1.64 AC.	
LAKE SURFACE :	3.79 AC.	
PRIVATE RECREATION AREA :	0.57 AC.	2.8%
CLUBHOUSE :	0.07 AC.	
POOL DECK :	0.08 AC.	
SIDEWALK :	0.02 AC.	
PICKLEBALL COURTS :	0.10 AC.	
PERVIOUS :	0.30 AC.	
MISC. GREEN SPACE :	2.15 AC.	10.5%
PAVEMENT :	0.62 AC.	
PERVIOUS :	1.53 AC.	

PROVIDED OPEN SPACE			
	PROVIDED	ALLOWED	NOTES
LAKE #1 (SURFACE) :	2.78 AC.	1.39 AC.	50% MAX. ALLOWED
LAKE BANKS :	1.64 AC.	1.64 AC.	
LOT AREA (EXCLUDES BLDG.) :	3.90 AC.	1.03 AC.	5% OF NET SITE ALLOWED
BUFFERS :	1.27 AC.	1.27 AC.	
PRIVATE RECREATION AREA :	0.57 AC.	0.29 AC.	50% MAX. ALLOWED
MISC. GREEN SPACE :	2.15 AC.	2.15 AC.	
<hr/>			
TOTAL PROVIDED OPEN SPACE :		7.77 AC.	37.9%
TOTAL REQUIRED OPEN SPACE :		7.18 AC.	35.0%
<hr/>			
TOTAL PERVIOUS :	7.59 AC.	37.0%	
TOTAL IMPERVIOUS :	12.91 AC.	63.0%	
MINIMUM SITE REQUIREMENTS			
	REQUIRED	PROVIDED	
MAXIMUM BLDG. HEIGHT:	N/A	31 FT 4 IN	
MINIMUM PERIPHERAL SETBACK:	25 FT	25 FT	
MINIMUM BUILDING SEPERATION:	N/A	15 FT	
MINIMUM FRONT BLDG. SETBACK:	N/A	25 FT	
MINIMUM REAR BLDG. SETBACK:	N/A	40 FT	
PARKING REQUIREMENTS			
	REQUIRED	PROVIDED	
137 MULTI-FAMILY D.U. (3 BEDROOM TOWNHOMES)	411 SPACES 1 SPACE PER BEDROOM	411 SPACES 1 GARAGE & 2 DRIVEWAY SPACES PER UNIT	
15% SUPPLEMENTAL GUEST PARKING (411 x 15%)	62 SPACES	62 SPACES (INCLUDES 2 H/C)	
TOTAL	473 SPACES	473 SPACES	

19. PROPOSED ORDER OF DEVELOPMENT

There is no phasing proposed with this development. All of the units will be developed in one stage.

20. PLANNING & ZONING BOARD REQUIREMENTS

The plans will meet all requirements provided by the Planning & Zoning Board.

21. GENERAL LOCATION MAP

A general location map is provided as Exhibit C.

22. BOUNDARY MAP

A boundary map with a legal description is provided on the survey (Exhibit D).

23. GENERAL CONCEPT PLAN

The general concept plan is shown in the proposed site plan.

24. MASTERPLAN

The masterplan has been provided as Exhibit E.

25. ENGINEERING PLAN

The civil and engineering plans have been provided and drainage calculations have been provided with the submittal.

26. STREETS & LIGHTING PLANS

The plan for streets and circulation and lighting plans have been provided with this submittal.

27. LANDSCAPING PLAN

The landscaping plans have been provided with this submittal.

28. RESIDENTIAL UNIT PLANS

The building floor plans and elevations have been provided with this submittal.

29. SITE PLAN

The site plan has been provided with this submittal.

30. STAGING PLAN

There is no phasing proposed with this project, as such a staging plan is not applicable.

31. ZONING MODIFICATIONS

This request does not include any zoning modifications. The Project will meet all Code requirements.

Exhibit A
Broward County
Drainage Email

Amanda Martinez

From: Perez Abeniacar, Tomas <TPEREZABENIACAR@broward.org>
Sent: Thursday, September 29, 2022 2:24 PM
To: Jeff Schnars; mike@fimiani.com
Cc: Narvaez, Johana; Adorisio, Carlos
Subject: RE: Margate Executive Golf Course property

Jeff,

Yes, I agree with the items described below based on the meeting on 8/24.

Thank you,



TOMAS PEREZ ABENIACAR, STAFF ENGINEER

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519-1243

[Broward.org/Environment](https://www.broward.org/Environment) | [ePermits](#)

We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

From: Jeff Schnars <jeff@schnars.com>
Sent: Thursday, September 29, 2022 1:55 PM
To: Perez Abeniacar, Tomas <TPEREZABENIACAR@broward.org>; mike@fimiani.com
Cc: Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>
Subject: RE: Margate Executive Golf Course property

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Tomas / Johana,
Can you please provide confirmation that we are in agreement.
Thank you.
Jeff

Jeffrey T. Schnars, P.E.
President
jeff@schnars.com



947 Clint Moore Road
Boca Raton, Florida 33487
Office: 561-241-6455
Fax: 561-241-5182
Toll Free: 888-285-3886
www.schnars.com

From: Jeff Schnars

Sent: Wednesday, September 07, 2022 8:47 AM

To: 'Perez Abeniagar, Tomas' <TPEREZABENIACAR@broward.org>; mike@fimiani.com

Cc: Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>

Subject: RE: Margate Executive Golf Course property

Hi Tomas,

Please accept this email as a follow up to our conference call with everyone on this email.

First of all I wanted to thank everyone for their time with this pre-application request. It was helpful to confirm our direction so that we may proceed confidently with respect to drainage with the site plan process through the City of Margate. On our call, it was confirmed that we can proceed with the pre versus post surface water management analysis for the proposed project and the calculations and plan as submitted (concept plan is attached again for ease of reference) are acceptable in principle.

In summary,

1. The post development zero discharge storm stages will be lower than the pre development stages.
2. The post development water quality stage will be lower than the predevelopment stage.
3. The project will continue to accept drainage from adjacent properties to pass through the project.
4. New drainage / flowage easements will be granted to accommodate the pass thru drainage.
5. There is no control structure for the existing property. A control structure and 25 year berm will not be required for the new project.
6. The north south lake will be expanded to meet the dimensional criteria (minimum 100 foot average width).
7. The existing canals along the north and east side of the southeast portion of the property will generally remain at their existing width but the subject property side will be regraded to achieve a 4:1 minimum slope in a 20' LME.
8. We are having the surveyor check the existing lake water levels again to confirm design water level of 5.0 ft NAVD is appropriate.
9. We will use P = 18" for 100 year – 3 day event.

Please confirm you agree with the above.

Thank you.

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com



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From: Perez Abeniagar, Tomas <TPEREZABENIACAR@broward.org>

Sent: Friday, August 05, 2022 11:18 AM

To: Jeff Schnars <jeff@schnars.com>; mike@fimiani.com

Cc: Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>

Subject: RE: Margate Executive Golf Course property

Good morning Jeff,

Our first available dates for pre-application meetings are 08/24 or 08/25 at 10 am. Let me know if these work for you.

Thank you,



TOMAS PEREZ ABENIACAR, STAFF ENGINEER

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519-1243

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We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

From: Jeff Schnars <jeff@schnars.com>

Sent: Thursday, August 4, 2022 2:33 PM

To: Perez Abeniagar, Tomas <TPEREZABENIACAR@broward.org>; mike@fimiani.com

Cc: Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>

Subject: RE: Margate Executive Golf Course property

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Hi Tomas,

See below in CAPS for a response to comments. Let's set up a conference call to discuss. Let me know when you are available.

Thanks.

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

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From: Perez Abeniacar, Tomas <TPEREZABENIACAR@broward.org>
Sent: Wednesday, August 03, 2022 4:29 PM
To: Jeff Schnars <jeff@schnars.com>; mike@fimiani.com
Cc: Narvaez, Johana <JNARVAEZ@broward.org>; Adorisio, Carlos <CADORISIO@broward.org>
Subject: FW: Margate Executive Golf Course property

Mr. Schnars,

I have reviewed the attached documents for the project located at 7870 MARGATE BLVD MARGATE FL 33063 (https://bcpa.net/RecInfo.asp?URL_Folio=484135050030). It seems like there are a couple of Pre89 licenses (attached) which this project would modify. However, I couldn't find any ERPs or any conditions to these licenses yet. JOHANA HAD PREVIOUSLY SENT THOSE 2 EXHIBITS. LET ME KNOW IF YOU FIND ANYTHING ELSE.

Additionally, It seems like you would need to check in with Wetlands (lsunderland@broward.org) and EAR (EAR@broward.org) since plans propose to enlarge the lake areas and the golf course appears to have some Arsenic contamination. WE WILL DO THAT. THANK YOU.

Comments regarding the plans and calculations:

- The calcs used the water table at 5' NAVD. In our maps future WT is 4.5' NAVD but current WT is 5.5' NAVD. We use the highest of the two since we want projects to be resilient both now and in the future. AS WE DISCUSSED ON THE PHONE, ATTACHED IS A SURVEY FROM THAT SHOWS AN EXISTING WATER LEVEL OF 4.85 FT NAVD AS MEASURED IN AUGUST 2018.
- The calcs used 17" for the 100y 72h rainfall. We have 18" in our GIS. WE WILL CHANGE THIS TO 18".
- The calcs analyzed all pre vs post zero discharge. However, the site is connected to the canal. Please include Pre and Post discharge rates and detail of the control structure(s)/if any to the canal. THE POINT OF ENSURING THE POST ELEVATIONS ARE LOWER THAN THE PRE ELEVATIONS IS TO AVOID A 25 YEAR BERM AND CONTROL STRUCTURE. SURROUNDING PROPERTIES DRAIN THROUGH THE SUBJECT SITE, SO IT WOULD BE BEST IF THOSE CAN CONTINUE TO FLOW UNIMPEDED THROUGH THE PROPOSED PROJECT.
- There are areas where the lake width is lower than the minimum 100 ft. ACKNOWLEDGED. NONE OF THE EXISTING WATER BODIES WITHIN THE SITE MEET THE 100 WIDE CRITERIA AND WE ARE IMPROVING ON WHAT IS THERE. WE HAVE COME UP WITH AN ALTERNATE PLAN WHERE THE MAIN NORTH SOUTH LAKE MEETS THE DIMENSIONAL CRITERIA OF 100 FEET WIDE BUT THE CANALS ALONG THE NORTH AND EAST PROPERTY LINE OF THE SOUTH PORTION OF THE SITE WILL REMAIN LESS THAN 100 FEET WIDE. SEE ATTACHED. THE PRE AND POST DEVELOPMENT CALCS INCLUDE ALL WATER BODIES WITHIN THE PROEPRTY LIMITS. THIS NEW PLAN HAS AT LEAST AS MUCH LAKE AS THE PREVIOUS PLAN SO THE CALCULATIONS WOULD NOT BE SIGNIFICANTLY ALTERED FOR THE PURPOSE OF THIS DISCUSSION.

Let me know if you have any questions.

Regards,



TOMAS PEREZ ABENIACAR, STAFF ENGINEER

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038

Office: (954) 519-1243

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From: Jeff Schnars <jeff@schnars.com>

Sent: Tuesday, July 19, 2022 2:45 PM

To: Narvaez, Johana <JNARVAEZ@broward.org>; Adoriso, Carlos <CADORISIO@broward.org>

Cc: 'mike@fimiani.com' <mike@fimiani.com>

Subject: RE: Margate Executive Golf Course property

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Johana,

As a follow up to our previous conversations and emails regarding the subject property, we would appreciate if you would do a review of the calcs and drainage exhibit to make sure we are headed down the right path. We are proposing to widen the canals that run through the site to provide additional water management area to compensate for the proposed development. Lake / canal dimensions are shown on the exhibit. The attached calcs demonstrate that the post development elevations (water quality and storm stages) are below the pre-development. There is no control structure on the property as adjacent properties flow through the site.

We are happy to attend a meeting to review together.

Thank you and call me with any questions or let me know if you need anything else.

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

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Fax: 561-241-5182

Toll Free: 888-285-3886

www.schnars.com

From: Narvaez, Johana <JNARVAEZ@broward.org>
Sent: Wednesday, February 09, 2022 10:44 AM
To: Jeff Schnars <jeff@schnars.com>; Adoriso, Carlos <CADORISIO@broward.org>
Cc: 'mike@fimiani.com' <mike@fimiani.com>
Subject: RE: Margate Executive Golf Course property

See Broward County Licenses attached.

Please do not hesitate to contact me if you have any questions.

Sincerely,



JOHANA NARVAEZ, M.S.E.E., ENVIRONMENTAL PROGRAM MANAGER
Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Surface Water Management Licensing
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519- 0318 Fax: (954) 519- 1412
jnarvaez@broward.org

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We value your feedback as a customer. You can comment on the quality of service you received by [completing our survey](#). Thank you!

From: Jeff Schnars <jeff@schnars.com>
Sent: Thursday, February 3, 2022 4:27 PM
To: Adoriso, Carlos <CADORISIO@broward.org>
Cc: Narvaez, Johana <JNARVAEZ@broward.org>; 'mike@fimiani.com' <mike@fimiani.com>
Subject: RE: Margate Executive Golf Course property

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Carlos,
As requested below, please let me know when you are available to discuss.
Thank you.
Jeff

Jeffrey T. Schnars, P.E.
President
jeff@schnars.com

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From: Jeff Schnars
Sent: Thursday, January 27, 2022 1:39 PM
To: Adorasio, Carlos <cadorasio@broward.org>
Cc: JOHANA NARVAEZ (<jnarvaez@broward.org> <jnarvaez@broward.org>
Subject: Margate Executive Golf Course property

Hi Carlos / Johana:

We are looking into the subject property and I would like to speak to you regarding the drainage. Attached is a drainage atlas map I just got from the City and some information that was generated a few years ago before we got involved (a letter written by Jose in 2018, a proposed site plan by a prospective purchaser at the time, and a location map).

Let me know when you are available to discuss.

Thanks.

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

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Exhibit B

Economic Impact Study

Fiscal Impact Study for Springdale Townhomes

Date: September 19, 2022

Submitted by Peter Angelides, Ph.D., AICP

Submitted to Fimiani Development Corporation

DRAFT



Fimiani Development Corporation is proposing a 137-townhome community in Margate, Florida, on the site of the former Margate Executive Golf Course. The City requires a study of “The projected net fiscal impact on the tax base of the city.” This study serves as the required analysis.

The fiscal impact calculation is based on the current and anticipated future assessed value of the former Margate Executive Golf Course, 7870 and 7705 Margate Boulevard, which consists of two parcels. The parcels’ current combined assessed value of \$316,730 generates \$6,931 in total annual real estate taxes to the Broward County Government, Broward County School Board, SO Florida Water Management, and the City of Margate, based on 2021 millage rates (see Figure 1).¹

Figure 1: 2021 Millage Rates, Margate, Florida

	Millage Rate
Broward County Government	5.6690
Broward County School Board	6.4621
SO Florida Water Management	2.0041
City of Margate	7.7465
Total Millage	21.8817

Source: Broward County Property Appraiser (2022)

This analysis uses Broward County’s Tax Roll to estimate the projected assessed value of the future townhome development.² According to this source, the median property value (for improvements only) for townhomes in Margate, Florida is \$222,910 overall, and \$310,280 for townhomes constructed in 2010 or later. These values are used for the low-end and high-end estimates of the baseline anticipated real estate taxes for the future development (see Figure 2). The land value is not considered, as that is assumed to be unaffected by development. Therefore, the incremental increase in property value is understood to be determined by the anticipated change in improvement value only.³

¹ Parcel 4841 35 05 0030 has a 2021 assessed value of \$281,260 (including \$254,000 in land value and \$27,260 in improvement value), for \$6,154.44 in real estate taxes in 2021. Parcel 4841 35 08 0010 has a 2021 assessed value of \$35,470 (including \$5,390 in land value and \$30,080 in improvement value), for \$776.14 in real estate taxes.

² The dataset (a Microsoft Access file) was purchased from the Broward County Property Appraiser’s website on September 8, 2022. Properties are filtered by location (Margate, Florida) and use type and class (townhomes). Properties with building assessed values of less than \$1,000 are excluded from the analysis.

³ Parcel 4841 35 05 0030’s 2022 land value is \$1,814,270 (compared to \$254,000 in 2021) and Parcel 4841 35 08 0010’s 2022 land value is \$38,520 (compared to \$5,390 in 2021), although Florida limits the increase in assessed value that is possible from one year to the next. The improvement values for each parcel are the same from 2021 to 2022. These improvement values are used to calculate the anticipated incremental increase in real estate taxes associated with the development.

Figure 2: Median Assessed Values (Improvement Only), Townhomes in Broward County

	Properties	Median Land Value	Median Building Value	Median Overall Value
All Townhomes	1,955	\$16,400	\$222,910	\$239,310
Built 2010 or later	145	\$26,550	\$310,280	\$336,830

Source: Broward County Property Appraiser Tax Roll (2022)

Impact on Property Tax Revenue

With a assessed value for improvements (excluding land value) of approximately \$30.5 to \$42.5 million based on comparable townhome developments elsewhere in Margate, this development is expected to generate an increase in annual property tax revenues of approximately \$667,000 to \$928,000 beyond the amount currently generated by the property (see Figure 3).

Figure 3: Anticipated Tax Revenue Increase Associated with the Development (without exemptions)

Tax Type	Current (improvement only)	Future (low end)	Future (high end)	Increase (low end)	Increase (high end)
County Government	\$325	\$173,124	\$240,980	\$172,799	\$240,655
County School Board	\$371	\$197,344	\$274,693	\$196,973	\$274,323
SO FL Water Management	\$115	\$61,203	\$85,191	\$61,088	\$85,076
City of Margate	\$444	\$236,568	\$329,291	\$236,124	\$328,847
Total	\$1,255	\$668,238	\$930,155	\$666,983	\$928,900

Source: Broward County Property Appraiser Tax Roll (2022), Econsult Solutions, Inc. (2022)

Homestead Exemption

Florida offers a homestead exemption of \$25,000 for school district taxes and \$50,000 for other real estate taxes (for properties assessed at \$75,000 or higher).⁴ Although not all properties would qualify for the homestead exemption, Figure 4 shows adjusted anticipated property values for properties with the homestead exemption.

⁴ Broward County Property Appraiser, <https://bcpa.net/homestead.asp> (accessed September 12, 2022).

Figure 4: Adjusted Anticipated Townhome Assessed Values (Improvement Only) for Fiscal Impact Calculations

	Median Value	Median Value with \$25,000 Exemption (School Board)	Median Value with \$50,000 Exemption (Other Taxes)
All Townhomes	\$222,910	\$197,910	\$172,910
Built 2010 or later	\$310,280	\$285,280	\$260,280

Source: Broward County Property Appraiser (2022)

Applying the 2021 millage rates (Figure 1) to the adjusted assessed values for the 137 townhomes, the anticipated increase in real estate tax revenue would range from approximately \$539,000 to \$801,000 beyond the amount currently generated by the property, if all 137 properties were to receive the homestead exemption (see Figure 5).⁵

Figure 5: Anticipated Tax Revenue Increase Associated with the Development (with all 137 townhomes receiving the Homestead Exemption)

Tax Type	Current (improvement only)	Future (low end)	Future (high end)	Increase (low end)	Increase (high end)
County Government	\$325	\$134,291	\$202,147	\$133,966	\$201,822
County School Board	\$371	\$175,211	\$252,561	\$174,841	\$252,190
SO FL Water Management	\$115	\$47,474	\$71,463	\$47,360	\$71,348
City of Margate	\$444	\$183,504	\$276,227	\$183,060	\$275,783
Total	\$1,255	\$540,481	\$802,398	\$539,226	\$801,144

Source: Broward County Property Appraiser Tax Roll (2022), Econsult Solutions, Inc. (2022)

⁵ For simplicity, the full amount of the homestead exemption is applied to the improvement value in this analysis. This provides a conservative estimate of the increased value with the homestead exemption in place.

Appendix A

About Econsult Solutions, Inc.

This report was produced by Econsult Solutions, Inc. (“ESI”). ESI is a Philadelphia-based economic consulting firm that provides businesses and public policy makers with economic consulting services in urban economics, real estate economics, transportation, public infrastructure, development, public policy and finance, community and neighborhood development, planning, as well as expert witness services for litigation support. Its principals are nationally recognized experts in urban development, real estate, government and public policy, planning, transportation, non-profit management, business strategy and administration, as well as litigation and commercial damages. Staff members have outstanding professional and academic credentials, including active positions at the university level, wide experience at the highest levels of the public policy process and extensive consulting experience.

<https://econsultsolutions.com/>

Appendix B

PETER A. ANGELIDES, PhD, AICP

Econsult Solutions, Inc.
1435 Walnut Street, 4th Floor
Philadelphia, PA 19102
215-717-2777
Email: angelides@econsultsolutions.com

EDUCATION

University of Minnesota

Doctor of Philosophy in Economics, February 1998
Master of Science in Economics, December 1996
Thesis topic: “Auto Ownership and Mode Choice: A Structural Approach”
Fields: Industrial Organization, Financial Economics

University of Pennsylvania

Master of City Planning, May 1988
Bachelor of Arts – Major: Urban Studies (Honors); Minor: Mathematics, May 1987

WORK EXPERIENCE

CURRENT POSITIONS

Econsult Solutions, Inc., Philadelphia, PA – President (Principal, 2013 –)

- Real estate development, transportation, economic development, economic and fiscal impacts, and financial modeling.

Passyunk Avenue Revitalization Corporation – Chair 2021 (Board 2019-)

Racquet Club of Philadelphia—President (Board of Governors 2016-)

Urban Land Institute—Technical Assistance Program Council, 2013, (Co-Chair, 2017-2020)

PAST POSITIONS

Econsult Corporation, Philadelphia, PA, *Vice President and Director*, 2008 – 2012.

PricewaterhouseCoopers, Philadelphia, PA, *Manager, Director*, 2001 – 2008

- Provided economic and statistical modeling and analysis in business consulting, litigation and regulatory matters.

- Major work included litigation support in a variety of industries and case-types, setting prices for intellectual property and services, and evaluating the impact of royalty licensing agreements.

Charles River Associates, *Senior Associate*, Washington, DC, 1999-2001

- Provided economic analysis, primarily for Fortune 500 companies seeking Federal regulatory approval for mergers or joint ventures. Antitrust, commercial damages.

PHB Hagler Bailly / Putnam, Hayes & Bartlett, *Consultant*, Washington, DC, 1997-1999

- Economic and litigation consulting in the telecom, energy, pharmaceutical, and postal industries

Wallace Roberts & Todd, Philadelphia, PA, *Urban and Environmental Planner*, 1990-1992

- Provided planning services to private developers, state and county government, and the Washington Metropolitan Area Transportation Authority.
- Projects included preparation of county level master plans, analyzing the impact of statewide zoning changes, updating municipal zoning codes, and preparation of environmental impact statements.

Central Philadelphia Development Corporation, *Planner/Intern*, 1988-1990

- Supported the activities of CPDC committees and conducted numerous analyses in support of CPDC's initiative to create what became the Center City District.

Delaware Valley Smart Growth Alliance – Juror, Board member, Treasurer – 2012-2021

Design Advocacy Group – Steering Committee, 2014-2020

Healthy Rowhouse Project – Philadelphia, PA – Working Team, 2014-2015

Healthy Rowhouse Project – Strategic Vision Team, Philadelphia, 2016-2018

Transportation Research Board, Washington, DC – TCRP G-15 Panel Member, 2015

St. Peter's School – Finance Committee, 2010-2016

Mayor's Task Force on Historic Preservation, Philadelphia, 2017-2019

American Institute of Certified Planners – Exam question writing task force, 2012-2018

PenTrans – Board of Directors, 2015

TEACHING

University of Pennsylvania, Philadelphia, PA

Jefferson University, Philadelphia, PA

University of Minnesota, Minneapolis, MN

SELECTED PROJECTS

Consulting and Planning

- Economic Development and Retail Revitalization Plans
 - Chester, PA – *Revitalization Plan for the Chester Transportation Center.*
 - Coatesville, PA – Economic Development Strategy
 - City of Coatesville, PA – *Vision plan and retail study as part of Coatesville’s economic development strategy*
 - City of Trenton, NJ – Analyzed the impact of the potential reconfiguration of Rt. 29.
 - Marcus Hook – *Economic Development Agenda for Marcus Hook.*
 - Media Borough, PA – Economic development, retail, and placemaking plan
 - Ohio City, Cleveland, OH – Economic development and retail analysis and strategy
 - Regional Municipality of Wood Buffalo (Alberta, Canada) – *Real Estate Solutions for the Regional Municipality.*
 - Rowan College at Gloucester County – Market feasibility analysis for several development scenarios, including student housing, retail, and an academic building.
 - Sussex County, DE – Economic development, retail, and placemaking plan
 - Williamsburg, VA – Economic development, retail, and placemaking plan
- Economic Impact Studies
 - ARIPPA – Economic and environmental impact of waste-coal fires power plants
 - Kentucky – Economic impact of a proposed coal mine on Kentucky.
 - SEPTA – *Understanding SEPTA’s Statewide Economic Impact.*
 - US Squash – Evaluated the economic impact of the new US Squash headquarters in Philadelphia
 - Virtua Health – Evaluated the economic impact of a new hospital facility.
 - Bethlehem Pedestrian Bridge - Feasibility and Impact Study
 - Marcal Paper plant – New Jersey
- Fiscal Impact Studies
 - Chappaqua School District – Evaluated the enrollment and fiscal impacts of proposed town zoning changes.
 - Concord Township – Evaluated fiscal impact of a proposed residential development on the host municipality and school district
 - Camden – Evaluated the fiscal impact of several development projects, including two phases of a mixed-use project on the waterfront and an industrial expansion
 - South Fayette Township – Evaluated fiscal impact of a proposed mixed use development. The analysis included a custom calculation of potential public school children likely to live in the development.
 - Upper Darby Township – Evaluated comminute impact of a proposed new middle school
 - Walden Neighborhood

- Market Studies
 - RAL – Market study for 1300 Fairmount Avenue
 - Camden, NJ – Proposed market rate apartments
 - Hoboken, NJ – North End Redevelopment Plan
 - State College – Proposed condominiums
 - Laurel Hill Cemetery – Market analysis
 - Willingboro – Reuse of JFK high school
- Affordable Housing
 - New Jersey Municipalities – Created a comprehensive methodology to assist municipalities calculate their “fair share” affordable housing obligations in Mt. Laurel cases in New Jersey, pursuant to the Mt. Laurel IV and Mt. Laurel V rulings in March 2015 and January 2017.
 - New Jersey Housing and Mortgage Finance Agency (HMFA) – Analyze the economic feasibility of multiple housing developments with and without tax credit assistance. (New Jersey). More than 40 projects evaluated since 2013.
 - New Jersey League of Municipalities – Analyzed a report quantifying each municipality’s “fair share” of affordable housing under the Mt. Laurel IV court case.
 - New Jersey Council On Affordable Housing (COAH)
 - Created a general real estate development feasibility model for COAH to review development proposals.
 - Analyzed housing and employment growth at the municipal level for purposes of determining affordable housing requirements in the state.
 - New Jersey Housing Mortgage and Finance Agency (HMFA) – *Analysis of Four HOPE VI Development Proposals*. Evaluated the appropriateness of development costs for several affordable housing projects. (New Jersey)
- Gaming
 - Commonwealth of Pennsylvania, Legislative Budget and Finance Committee - *The Current Condition and Future Viability of Casino Gaming in Pennsylvania*. Assessed the state of the casino industry in Pennsylvania, forecast future revenue for the state in the face of increasing competition from other states, identified profit enhancing regulatory changes, and estimated the value of potential additional forms of gaming.
- Tax Analyses
 - Philadelphia Growth Coalition – Modeling impacts on Philadelphia employment, real estate values and tax revenues from proposed changes in Philadelphia’s tax structure.
 - Earned Income Tax Calculations: Estimated the value of potential tax receipts if a community implemented an Earned Income Tax. Conducted the analysis for several communities, including:
 - Middletown Township, Bucks County
 - Bensalem Township, Bucks County

- Falls Township, Bucks County
 - Upper Darby Township, Delaware County
- Coalition for Main Street Fairness - *The Impact of Not Collecting Sales and Use Taxes from Internet Sales into Pennsylvania*. Analyzed the economic consequences to Pennsylvania if it were able to collect sales tax from all internet retailers (Pennsylvania)
- Philadelphia Parking Association – Analyzed impact of the Parking tax on the ability to construct new facilities profitably. Estimated the potential revenue from changes to meter rates, loading zone fees, and similar charges.
- Analyzed the impact of an increase in the statewide transfer tax on the overall level of sales before and after the imposition of the tax
- General Real Estate
 - Hoboken – Performing Arts Center Feasibility Study
 - Downtown DC BID – Employment Study
 - Lower Merion Township - Property tax estimates for a large mixed-use development.
 - Analyzed the potential for Tax increment Financing in a suburban Philadelphia municipality, including calculating financial benefits to the local jurisdictions.
 - Mantua township, NJ - Analyzed the demand for a liquor license and restaurant
 - University of Delaware – Participated in the creation of a strategic plan for a large newly acquired parcel adjacent to its main campus. (Newark, DE)
 - Philadelphia Water Department – *Economic Analysis of Stormwater Fee Changes on Philadelphia Businesses* (Philadelphia, PA)
 - King of Prussia Business Improvement District – Development Incentives Package For the King of Prussia Business Improvement District (King of Prussia, PA)
 - Studied strategic investments in commercial corridors in Philadelphia. The study combined extensive, locally unprecedented data gathering with thorough econometric analysis to investigate the drivers of commercial success for all 265 retail corridors in Philadelphia. The study included an examination of which City and non-profit based interventions in corridors were effective in improving corridor performance. The analysis also included a simulation tool to model and predict the impact of future interventions on corridors.
 - Lower Merion Township TOD - Evaluated proposals for the mixed-use, transit-oriented development in Ardmore, PA. Helped Lower Merion Township evaluate alternative development proposals for downtown Ardmore.
 - Bureau of Labor Statistics - *Analysis of Possible Data Sources for the Estimation of Owner Equivalent Rent*. Conducted four analyses for the BLS to help them improve calculation of the Consumer Price Index. (Washington, DC)
 - Parkway Council Foundation – Strategic plan (Philadelphia, PA)
- Transportation

- Delaware Valley Regional Planning Commission – *Using Toll Revenue to Finance Highway and Transit Capital Improvements*. Analyzed the ability of tolls on US 422 to finance roadway upgrades and the re-establishment of commuter rail service to Philadelphia. (Pennsylvania)
- Select Greater Philadelphia – *US 422 Improvements – Potential Economic Impacts*. Prepared an assessment of the potential economic impacts of restored passenger rail service and upgraded highway infrastructure in the US 422 corridor. (Pennsylvania)
- Central Philadelphia Development Corporation (CPDC) – Fiscal Impacts of the Proposed 22nd Street Subway Station. Evaluated potential economic and fiscal impacts. (Philadelphia, PA).
- Prepared Environmental Impact Statements for the Washington Metropolitan Transportation Authority as it sought regulatory approval for the expansion of its heavy rail network.
- Examined alternatives for reconfiguring Eakins Oval in front of the Philadelphia Museum of Art and the intersection of 25th Street, Pennsylvania Avenue, Kelly Drive and Fairmount Avenue.
- Surveyed users of parking and loading zones on Washington Avenue (Philadelphia, PA)
- Benefit-Cost Analysis
 - Many of these BCA's were prepared for Transportation Investment Generating Economic Recovery (TIGER), Better Utilizing Investments to Leverage Development (BUILD) and similar grant programs:
 - Akron – Bicycle and Pedestrian improvements
 - Atlantic Beach, South Carolina – Road, bicycle and pedestrian improvements.
 - Bronx River Alliance – Bronx River Greenway multiuse trail (New York City). \$10 million awarded.
 - Camden County – Bicycle trails
 - Central Philadelphia Development Corporation
 - Bicycle Lanes and Pedestrian Improvements to Market Street and JFK Boulevard (Philadelphia, PA)
 - Central Philadelphia Development Corporation – Renovation of Dilworth Plaza (Philadelphia, PA). \$15 million awarded.
 - Delaware River and Bay Authority – Bridge abutments protection project
 - Haddam and East Haddam – Side path for a swing bridge (Connecticut)
 - Hampton Roads transit – New bus garage
 - Hoboken – Rebuild by Design – Prepared a BCA for the proposed storm surge barrier in Hoboken, NJ. Submitted to the Army Corps of Engineers.
 - King of Prussia – New slip ramp from I-76 to First Avenue (King of Prussia, PA)
 - Lower Merion Township – Ardmore Transportation Center (Lower Merion, PA)
 - New Haven (City) – Downtown Crossing urban boulevard, Phase II (New Haven, CT)
 - Norwalk – Route 7 intersection redesign (Norwalk, CT)

- PATCO – Franklin Square station reopening (Philadelphia, PA). \$12 million awarded.
- Passaic County – Paterson-Hamburg Turnpike Intersection at Alps Road
- Passaic City – infrastructure upgrades along Main Avenue
- Philadelphia Museum of Art – Roadway and Pedestrian Concourse Improvements (Philadelphia, PA)
- Philadelphia Regional Port Authority
 - Infrastructure investment to improve capacity and warehousing (Philadelphia, PA)
 - Cargo capacity expansion
- Philadelphia City
 - Eakins Oval
 - Roosevelt Boulevard Infrastructure Improvements
 - Scattered Site Safety Improvements
- Sandusky, Ohio – Riverfront Greenway
- Streetworks – Quincy Green project (Quincy, MA)
- Waretown – Roadway Improvements for a New Town Center (Waretown, NJ)
- Secaucus Brownfield Development Corporation – Parking lot at the Lautenberg – Secaucus Train Station (Secaucus, NJ)
- Southeastern Pennsylvania Transportation Authority (SEPTA)
 - Track Segregation of the West Trenton line so CSX and SEPTA traffic does not intermix (Bucks County, PA). \$10 million awarded.
 - 19th and 37th Street stations ADA access.
 - 30th Street Station Rehabilitation. \$15 million awarded.
 - 5th Street Station Rehabilitation
 - Lawndale Grade Separation. \$5 million awarded.
 - Norristown – Bridgeport viaduct replacement
 - Grade Crossing improvements
- Tobyhanna Township – infrastructure improvements as part of the Pocono Summit Economic Development District
- Waterbury Connecticut – Waterbury Green bicycle path, access improvements and other greening elements (Waterbury, CT) \$10 million awarded
- Wilmington – Wilmington Riverfront Transportation Infrastructure Project. Full application. \$17 million awarded
- WILMAPCO – 7th Street improvements
- General Analysis
 - BWI Airport – Underlying demand factors driving retail sales at BWI airport
 - Delaware Valley Healthcare Funders – *The Economic and Fiscal Impacts of Medicaid Expansion in Pennsylvania*. Conducted analysis regarding the incremental effect of Medicaid expansion from the baseline set by the Affordable Care Act.
 - District of Columbia – Staffed the 2015 District of Columbia Infrastructure Task Force.

- Evaluated the rates and claims experience of a health plan for a major health insurance company investigating the cause of an increase in claims from one of its clients.
- Reviewed the numerical advertising claims of a software company for accuracy and appropriateness.
- New York City Economic Development Corporation – Assessed the competitiveness of trash collection market in New York City. (New York City Economic Development Corporation)

Litigation and Regulatory

- Regulatory
 - Analyzed the sales patterns of “premium cigars” by consolidating transaction level sales data from the leading online cigar retailers. (Submitted to the Food and Drug Administration)
 - Electricity Markets - market power analyses (Submitted to the Federal Energy Regulatory Commission)
 - Ancillary services for the California Independent System Operator on behalf of Pacific Gas & Electric and Southern Energy.
 - Market based rate authority for sale of ancillary services to ISO New England. (FERC Section 203)
 - Market power studies in support of the purchase by the Southern Company of several generating units in New England. (FERC Section 205)
 - Market power studies in support of the purchase by the Southern Company of several generating units in New York
 - Postal Rate Commission
 - Analyzed the rate structure of the U.S. Postal Service in an omnibus postal rates case, focusing on parcel post
 - Analyzed U.S. Postal Service volume forecasts and rate design for media mail and submitted testimony.
- Real Estate Litigation
 - New Jersey Municipalities – Created a comprehensive methodology to assist municipalities New Jersey Municipalities – Created a comprehensive methodology to assist municipalities calculate their “fair share” affordable housing obligations in Mt. Laurel cases in New Jersey, pursuant to the Mt. Laurel IV and Mt. Laurel V rulings in March 2015 and January 2017. Testified in trials in:
 - Mercer County
 - Middlesex County
 - Ocean County
 - Economic hardship analysis before the Philadelphia Historical Commission – Analyzed the financial feasibility of reusing historic structures.
 - Boyd Theater (2014)

- Royal Theater (2015)
- 1904-1920 Sansom Street (2015)
- Trinity Church Oxford (2017)
- St Laurentius (2020)
- 733 Chestnut (2022)
- 1206 Chestnut (2022)
- Evaluated the impact of water quality regulations on the feasibility of real estate developments in Monroe County, Pennsylvania
- Real Estate Tax Assessments – analyzed real estate tax appeals made by school districts in Pennsylvania. Projects included analyses on behalf of school districts and on behalf of taxpayers.
 - Upper Merion School District
 - Lower Merion School District
 - Maple-Newtown School District
 - Delaware County
 - Chester County
 - Downingtown Area School District
 - Coatesville Area School District
 - Monroe County
- Calculate potential escalation in construction costs during litigation related delay
 - Institute for Advanced Study
 - 625 N. Broad Street Associates
 - Hankin Group – Eagleview
 - Prickett Preserve at Edgewood
- Calculated potential damages to a real estate developer due to frivolous appeal of permits
- Calculated the value of an easement for a billboard in a property taking case.
- Analyzed the potential profitability of a real estate development as part of lawsuits between developers and their lenders
 - Single family home subdivision in the western suburbs of Kansas City
 - Single family home subdivision in the eastern suburbs of Kansas City
 - Vacation and primary residences in the Poconos – Monroe County, PA
- Calculated the damages to the developer of a \$1 billion condominium building in New York of delay in selling units because of an error in condominium documentation.
- Calculated the profitability of commercial real estate development along the Philadelphia waterfront in the absence of tax incentives.
- Calculated the value of a ground lease to the owners of an undeveloped restaurant pad.
- Analyzed the likely impact of a shopping center redevelopment on a lead tenant in the center.
- Calculated the fiscal impact of a tax credit to a developer on a municipality.
- Assessed the impact of a marijuana dispensary on nearby properties

- Variance approval – assessed the appropriateness of proposed developments.
- Calculated property value of cemeteries in assessment appeals cases.
- Intellectual Property Litigation and Analysis
 - Microsoft – Royalties for Windows Server protocols. Determined the appropriate royalty program, including royalty rates, maximums, minimums and other terms, for sets of Windows Server protocols that the European Union required Microsoft to License as part of the remedy in an antitrust case against Microsoft.
 - Microsoft – Impact of licensing. The analysis included calculating royalties paid, assessing the markets for products based on the licensed technology, and determining the ways in which the licensees' products were complimentary or competitive to the licensor's products.
 - Johnson & Johnson - Defended patent validity in a case involving an over-the-counter medication.
 - Determined damages in a copyright infringement case involving a luxury jewelry manufacturer and retailer.
 - For a direct response television marketer, determined damages in a copyright infringement case against a competing firm.
 - Analyzed a royalty distribution model used to determine payments to content creator in situations where no record of the originator of the content was kept.
 - Conducted reasonable royalty calculations in a patent infringement case. The case involved both the review of the Georgia-Pacific factors to determine a reasonable royalty, and a critique of another calculation of a reasonable royalty.
 - Modeled revenues for several pharmaceutical products in an intellectual property and breach of contract dispute.
- General Litigation
 - Reviewed, analyzed and critiqued an econometrically based damage analysis that estimated how quickly shares of stock in a publicly held company could sell on the London AIM market in a marital dissolution matter.
 - Calculated damages by valuing the lost advertising value of missed appearances of an injured performed on a national television show.
 - Calculated the damages from failure to divide proceeds from the sale of a business and the associated real estate evenly among the heirs of an estate.
 - Determined the appropriate cram down interest rate in a bankruptcy proceeding.
 - Assessed the ability of a private, for-profit, golf course to continue operations as a golf course by forecasting club profit and loss based on industry growth forecasts and financing commitments made by the owners of the course.
 - Calculated the impact of a municipal regulation severely restricting the sale of cigars in packages of fewer than five cigars.
 - Determined the appropriate discount rate to use in a marital dissolution matter.

- Assisted American Express in the preparation of its business interruption insurance claim related to damages suffered as a result of the September 11 attacks on the World Trade Center.
- Assisted a health insurance company investigate the impact of errors in claims processing on the appropriate purchase price of the company that made the errors
- Calculated damages to purchasers of variable universal life insurance, who allege they purchased policies based on misrepresentations made by the insurance agent.
- Calculated damages and analyzed opposing expert's report in a state-wide class action suit between a health insurance company and member pharmacies.
- Calculated damages to a not-for-profit organization from the allegedly wrongful actions of a local government.
- Calculated damages resulting from a company's withdrawal of its long-term care insurance products on its outside sales forces.
- For a large pharmaceutical company, evaluated the potential exposure of the company in a large class action lawsuit regarding drug pricing.
- Performed several analyses with respect to drug pricing for a large pharmaceutical company.
- In a suit alleging that an insurer with a retrospective workers compensation policy was overpaying claims, reviewed records of the largest claims to determine the appropriateness of the payments.
- Determined overcharges in a class-action dispute between resellers of toll-free 800 service and several Local Exchange Carriers.
- Conducted analyses, including a damages calculation, for an independent power producer in a breach of contract dispute with its host utility.
- Calculated damages in a breach of contract dispute between the owners of a chain of cell-phone kiosks in a major discount store with the host discount store.
- Wage Arbitration
 - City of Allentown – Assisted the City of Allentown, Pennsylvania negotiate with its police union.
 - Upper Darby Township – Tax Base Analysis for Upper Darby Township. Conducted a tax base analysis and testified at arbitration for Upper Darby as part of its contract negotiations with its police union. (Upper Darby, PA)
- Antitrust and Securities Litigation
 - 10b-5 damages for a provider of services to internet and small-scale retailers.
 - Evaluated the effect of the defendant's dealer-loyalty program on the ability of new entrants to gain market share.
 - 10b-5 damages against the auditors of a manufacturer of building supplies.
 - CBS-Viacom Merger Review - evaluated the effect on the broadcast advertising market, the market for the sale of first-run television programs to the networks, and

- the sale of syndicated shows to the local broadcast stations. (Federal Trade Commission)
- Coastal and El Paso Merger Review - evaluated horizontal overlaps in several geographic regions. (Federal Trade Commission).
 - El Paso and Southern Company Joint Venture review - evaluated several market overlaps and investigated the validity of the government's anticompetitive theories, especially vertical exclusion issues (Federal Trade Commission).
 - Diageo, Pernod, and Seagrams merger review - evaluated the effect of the combination of brands on the consumer. (Department of Justice)

RELEVANT SKILLS

COURSES TAUGHT

University of Pennsylvania, 2004-present

CPLN 502/633: Urban and Regional Economics
CPLN 502: Urban Redevelopment and Infrastructure Finance
CPLN 540: Introduction to Property Development
CPLN 705: Studio
GAFL 622/522: Economic Principals of Public Policy
GAFL 724/534: Infrastructure Investment and Economic Growth
URBS 456: Economics and Urban Affairs

Jefferson University, 2021

MRE 620: Urban Revitalization

University of Minnesota, 1993-1997

Cost - Benefit Analysis, Industrial Organization, Welfare Economics, Principals of Microeconomics, Intermediate Microeconomics, Principals of Macroeconomics, International Trade and Payments

STUDENTS SUPERVISED

Joshua Warner – Commercial Corridor Revitalization. University of Pennsylvania, PhD in City Planning, 2020

Mengke Chen – *Agglomeration Economies and High Speed Rail*. University of Pennsylvania, PhD in City Planning, Independent Study, 2012

Jonathan Broder – *New York City Highline*. University of Pennsylvania, Master of Liberal Arts, Capstone Paper, 2011

University of Pennsylvania Studio – *Cost Benefit Analysis for High Speed Rail in the Northeast Corridor*, City Planning Studio, 2011

Allyson Randolph – *The Reinvestment Fund in Baltimore: A Model for CDFI Expansion*. University of Pennsylvania, Master of Liberal Arts, Capstone Paper, 2009

Scott Zeigler – *Identifying Housing Bubbles: An Analytical Approach*. University of Pennsylvania, Master of Liberal Arts, Capstone Paper, 2008

John Culbertson – *Microfinance*. University of Pennsylvania, Master of Liberal Arts, Capstone Paper, 2007

PROFESSIONAL MEMBERSHIPS

American Economics Association

American Planning Association

American Institute of Certified Planners

Urban Land Institute

Last updated August 2, 2022



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Exhibit C

Locational Map

GENERAL LOCATION MAP

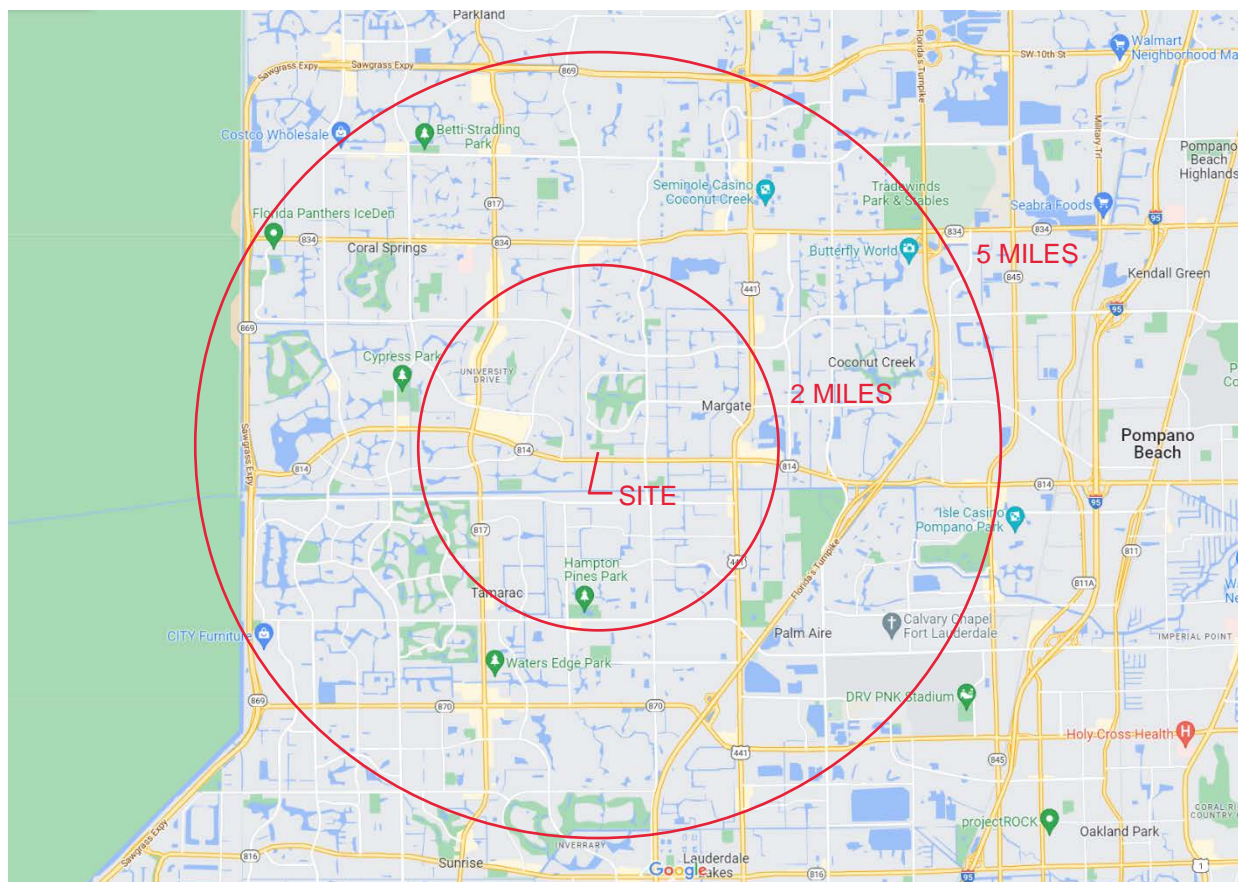


Exhibit D

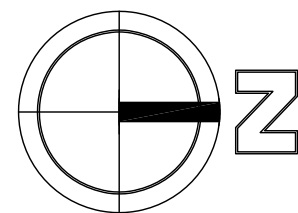
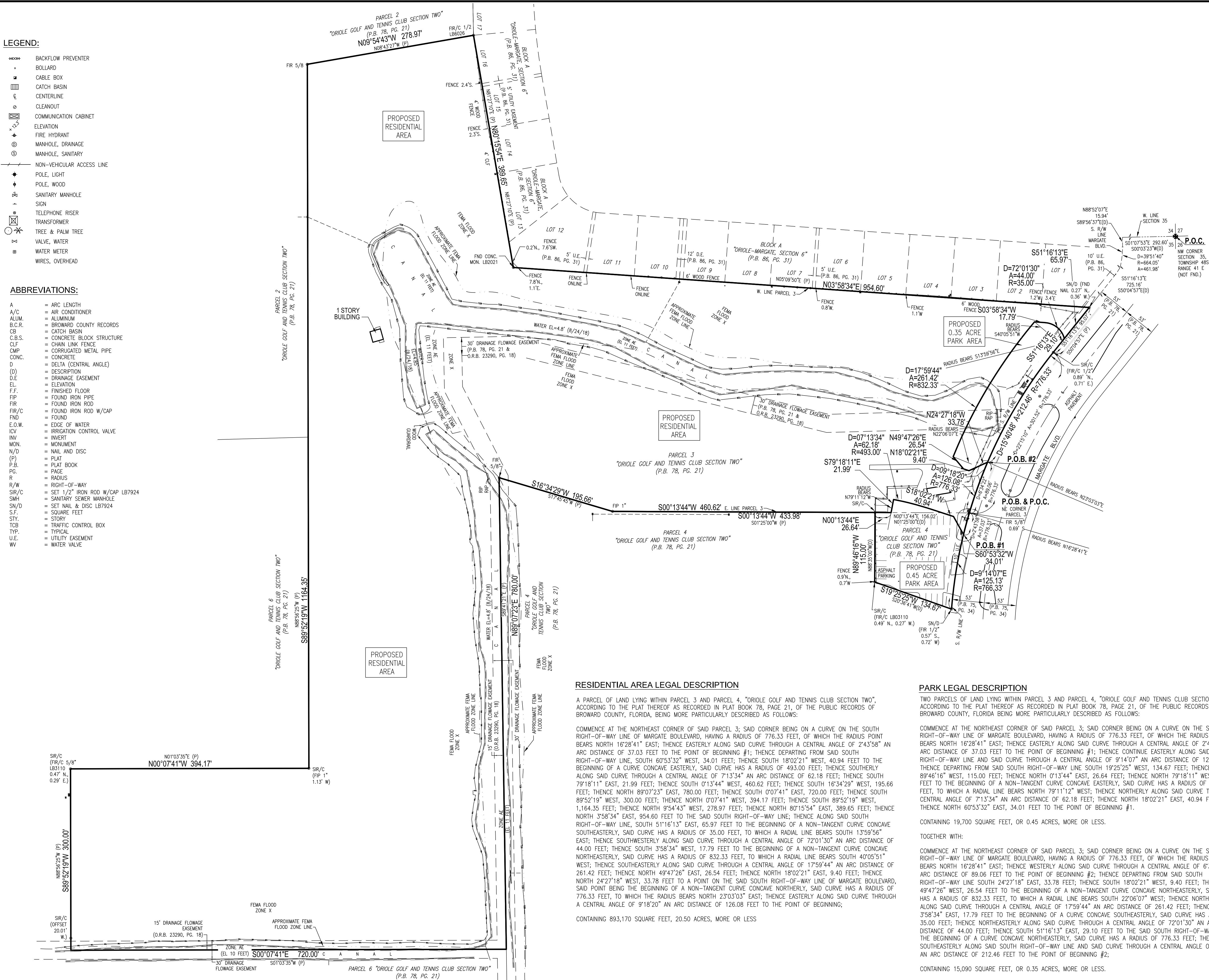
Survey

LEGEND:

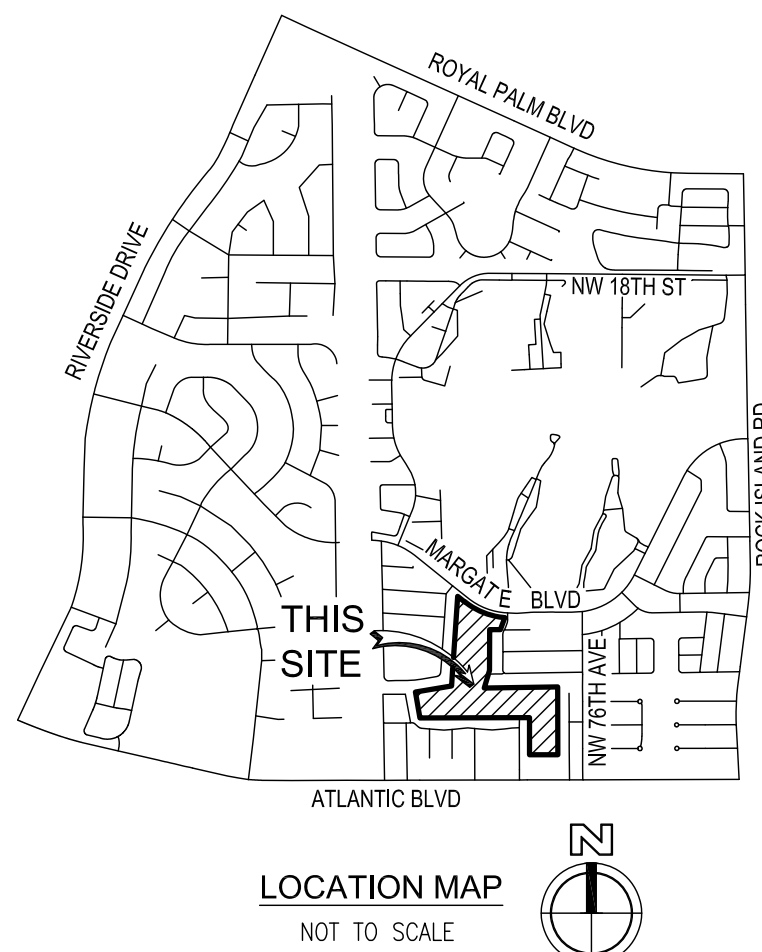
	BACKFLOW PREVENTER
	BOLLARD
	CABLE BOX
	CATCH BASIN
	CENTERLINE
	CLEANOUT
	COMMUNICATION CABINET
	ELEVATION
	FIRE HYDRANT
	MANHOLE, DRAINAGE
	MANHOLE, SANITARY
	NON-VEHICULAR ACCESS LINE
	POLE, LIGHT
	POLE, WOOD
	SANITARY MANHOLE
	SIGN
	TELEPHONE RISER
	TRANSFORMER
	TREE & PALM TREE
	VALVE, WATER
	WATER METER
	WIRES, OVERHEAD

ABBREVIATIONS:

A	= ARC LENGTH
A/C	= AIR CONDITIONER
ALUM.	= ALUMINUM
B.C.R.	= BROWARD COUNTY RECORDS
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
D	= DELTA (CENTRAL ANGLE)
(D)	= DESCRIPTION
D.E.	= DRAINAGE EASEMENT
EL	= ELEVATION
F.F.	= FINISHED FLOOR
FIP	= FOUND IRON PIPE
FIR	= FOUND IRON ROD
FIR/C	= FOUND IRON ROD W/CAP
FND	= FOUND
E.O.W.	= EDGE OF WATER
ICV	= IRRIGATION CONTROL VALVE
INVERT	= INVERT
MON.	= MONUMENT
N/D	= NAIL AND DISC
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
SIR/C	= SET 1/2" IRON ROD W/CAP LB7924
SMH	= SANITARY SEWER MANHOLE
SN/D	= SET NAIL & DISC LB7924
S.F.	= SQUARE FEET
STY.	= STORY
TCB	= TRAFFIC CONTROL BOX
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE



0' 20' 50' 100' 150' 200'
GRAPHIC SCALE
SCALE: 1" = 80'



OVERALL SITE LEGAL DESCRIPTION

PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF PARCEL 4 OF SAID PLAT, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°03'23" WEST, 292.60 FEET ALONG THE WEST BOUNDARY OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. ACCORDING TO SAID PLAT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. ACCORDING TO SAID PLAT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. THE FOLLOWING FOUR (4) COURSES: SOUTH 89°56'37" EAST, 15.94 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 664.05 FEET, A DELTA OF 39°51'40", AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH 50°04'57" EAST, 725.16 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 22°15'10", AN ARC DISTANCE OF 301.52 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 11°58'05", AN ARC DISTANCE OF 162.16 FEET (THE PRECEDING COURSE BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD.); THENCE SOUTH 20°36'41" WEST, 134.67 FEET; THENCE NORTH 88°35'00" WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3; THENCE NORTH 01°25'00" EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE LEGAL DESCRIPTION FOR THE OVERALL SITE WAS PROVIDED BY THE CLIENT IN THAT CERTAIN AMERICAN LAND TITLE ASSOCIATION TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE COMPANY, FILE NO. 18062786, DATED JULY 26, 2018.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT, THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE LEGAL DESCRIPTION PROVIDED IS: CLOCKWISE 01°11'16".
- THE LEGAL DESCRIPTIONS FOR THE PROPOSED PARK AREAS AND THE PROPOSED RESIDENTIAL AREA WAS WRITTEN BY THE UNDERSIGNED AS DIRECTED BY THE CLIENT.
- THE NET AREA OF THE PARK AREAS IS 0.80 ACRES, MORE OR LESS. THE GROSS AREA OF THE PARK AREAS IS 1.23 ACRES, MORE OR LESS.
- THE NET AREA OF THE RESIDENTIAL AREA IS 20.50 ACRES, MORE OR LESS. THE GROSS AREA OF THE RESIDENTIAL AREA IS 20.73 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2312: ELEVATION: 9.13'.
- PROPERTY ADDRESS: 7705 & 7870 MARGATE, BLVD., MARGATE, FL 33063.
- THE SPECIFIC PURPOSE OF THIS SURVEY IS TO REFLECT THE PROPOSED RESIDENTIAL AREA AND THE PROPOSED PARK AREAS AS THEY RELATE TO THE OVERALL SITE BOUNDARY.
- FEMA FLOOD ELEVATION INFORMATION:
 - FIRM NO.: 12011C0355H
 - EFFECTIVE DATE: AUGUST 18, 2014
 - ZONE: AE & X
 - BASE FLOOD ELEV.: 10'/11' & N/A
- GOLF CART PATHS, GREENS, SAND TRAPS, ETC ARE NOT LOCATED HEREON.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LAMK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L551189

RESIDENTIAL AREA LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 60°53'32" WEST, 34.01 FEET; THENCE SOUTH 18°02'21" WEST, 40.94 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 493.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'34" AN ARC DISTANCE OF 62.18 FEET; THENCE SOUTH 79°18'11" EAST, 21.99 FEET; THENCE SOUTH 01°13'44" WEST, 460.62 FEET; THENCE SOUTH 16°34'29" WEST, 195.66 FEET; THENCE NORTH 89°07'23" EAST, 780.00 FEET; THENCE SOUTH 07°07'41" EAST, 720.00 FEET; THENCE SOUTH 89°52'19" WEST, 300.00 FEET; THENCE NORTH 07°07'41" WEST, 394.17 FEET; THENCE SOUTH 89°52'19" WEST, 1,164.35 FEET; THENCE NORTH 9°54'43" WEST, 278.97 FEET; THENCE NORTH 80°15'54" EAST, 389.65 FEET; THENCE NORTH 3°58'34" EAST, 954.60 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 51°16'13" EAST, 65.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 35.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 13°59'56" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°01'30" AN ARC DISTANCE OF 44.00 FEET; THENCE SOUTH 3°58'34" WEST, 17.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 832.33 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 40°05'51" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'44" AN ARC DISTANCE OF 261.42 FEET; THENCE NORTH 49°47'26" EAST, 26.54 FEET; THENCE NORTH 18°02'21" EAST, 9.40 FEET; THENCE NORTH 24°27'18" WEST, 33.78 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 776.33 FEET, TO WHICH THE RADIUS BEARS NORTH 23°03'03" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°18'20" AN ARC DISTANCE OF 126.08 FEET TO THE POINT OF BEGINNING;

CONTAINING 893,170 SQUARE FEET, 20.50 ACRES, MORE OR LESS

PARK LEGAL DESCRIPTION

TWO PARCELS OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE CONTINUE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 9°14'07" AN ARC DISTANCE OF 125.13 FEET; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 19°25'25" WEST, 134.67 FEET; THENCE NORTH 89°46'15" WEST, 115.00 FEET; THENCE NORTH 01°13'44" EAST, 26.64 FEET; THENCE NORTH 79°18'11" WEST, 21.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 493.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 79°11'12" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'34" AN ARC DISTANCE OF 62.18 FEET; THENCE NORTH 18°02'21" EAST, 40.94 FEET; THENCE NORTH 60°53'32" EAST, 34.01 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 19,700 SQUARE FEET, OR 0.45 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'22" AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING #2; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 24°27'18" EAST, 33.78 FEET; THENCE SOUTH 18°02'21" WEST, 9.40 FEET; THENCE SOUTH 49°47'26" WEST, 26.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 832.33 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 22°06'07" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'44" AN ARC DISTANCE OF 261.42 FEET; THENCE NORTH 3°58'34" EAST, 17.79 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°01'30" AN ARC DISTANCE OF 44.00 FEET; THENCE SOUTH 51°16'13" EAST, 29.10 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE AND THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 776.33 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'48" AN ARC DISTANCE OF 212.46 FEET TO THE POINT OF BEGINNING #2;

CONTAINING 15,090 SQUARE FEET, OR 0.35 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA CONTAINING 0.80 ACRES, MORE OR LESS.

SCALE: 1"=80'

DATE: 9/28/22

DRAWN BY: AC

FIELD BOOK: N/A

CHECKED BY: DCL

SURVEY TYPE: SPECIFIC PURPOSE



HSQ GROUP, LLC
Engineers · Planners · Surveyors

1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

SPECIFIC PURPOSE BOUNDARY SURVEY
ORIOLE TOWNHOMES
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER

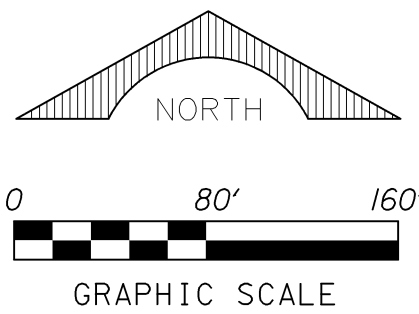
180761

SHEET NUMBER

1 OF 1

Exhibit E

Masterplan



BLOCK A
"ORIOLE-MARGATE, SECTION 6"
(P.B. 86, PG. 31, B.C.R.)

SHEET 2

PUBLIC PARK

LAKE

PUBLIC PARK

PORTION OF PARCEL 4
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

BLOCK A
"ORIOLE-MARGATE, SECTION 6"
(P.B. 86, PG. 31, B.C.R.)

SHEET 3

LAKE

LIFT STATION

PORTION OF PARCEL 4
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

LAKE

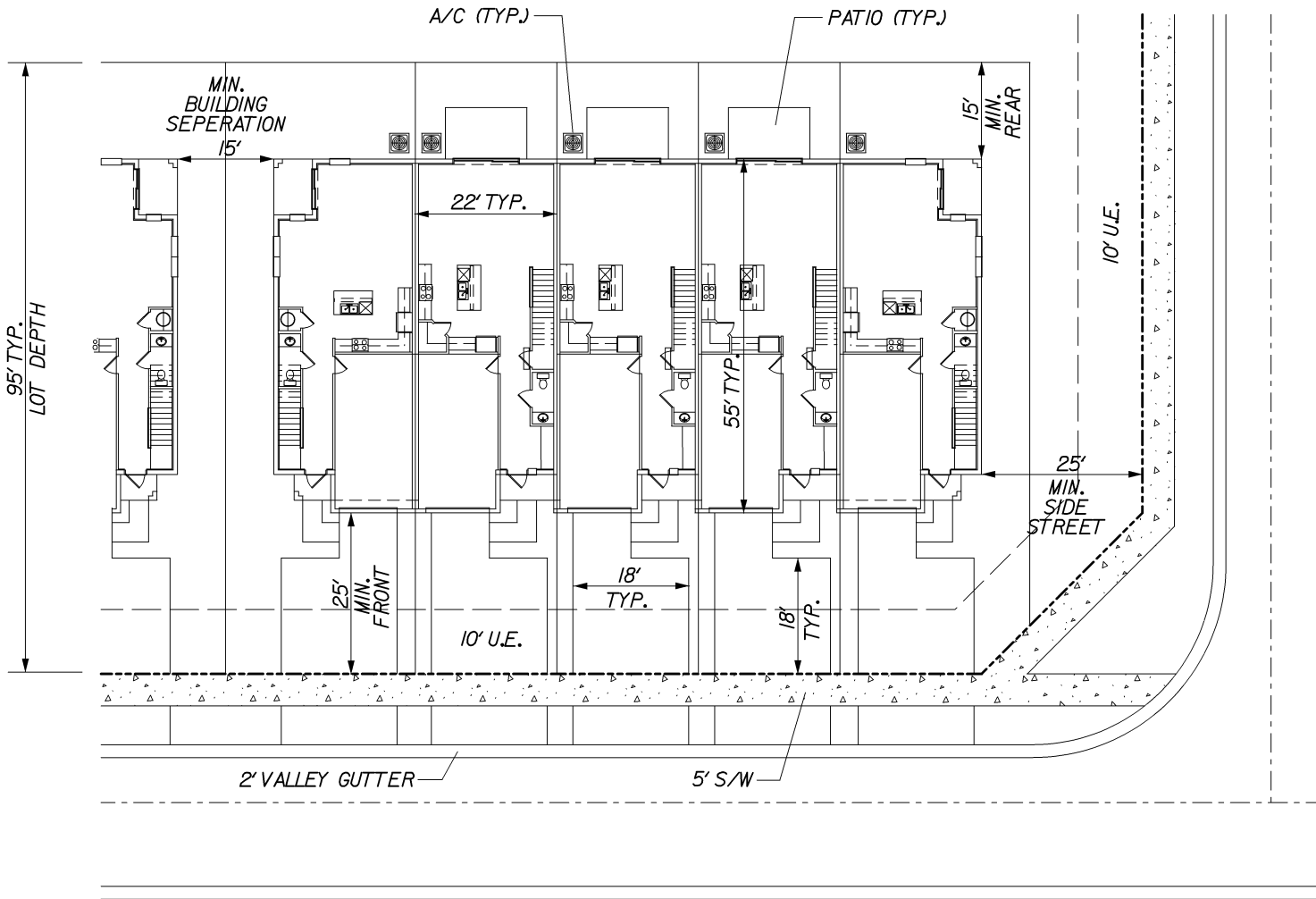
PARCEL 2
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

PARCEL 2
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

PARCEL 6
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

SHEET 4

PARCEL 6
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)



TYPICAL BUILDING DETAIL

N.T.S.

SITE DATA

GROSS SITE AREA :	21.30 AC.
NET SITE AREA :	20.50 AC. 100%
TOTAL DWELLING UNITS :	137 - 2 STORY (3 BEDROOM) TOWNHOMES 22' x 95' MIN. LOT SIZE
TOTAL DENSITY :	6.43 DU / AC (GROSS)
EXISTING LAND USE :	CR - COMMERCIAL RECREATION (CITY OF MARGATE) IRREGULAR 7.6 RESIDENTIAL RECREATION & OPEN SPACE (BROWARD COUNTY) IRREGULAR 7.6 RESIDENTIAL
PROPOSED LAND USE :	RESIDENTIAL (7) (CITY OF MARGATE) WITHIN THE IRREGULAR 8.43 RESIDENTIAL DASHED LINE AREA IRREGULAR 8.43 RESIDENTIAL DASHED LINE AREA (BROWARD COUNTY)
EXISTING ZONING :	S-1 - RECREATIONAL DISTRICT
PROPOSED ZONING :	PUD

SITE COVERAGES

GROSS SITE AREA :	21.30 AC.	
DEDICATED PUBLIC PARK :	0.80 AC.	
SIDEWALKS :	0.16 AC.	
PERVIOUS :	0.64 AC.	
NET SITE AREA :	20.50 AC.	100%
RESIDENTIAL LOT AREA :	7.64 AC.	37.2%
BLDG. FOOTPRINTS :	3.74 AC.	
DRIVEWAYS :	1.22 AC.	
SIDEWALKS / PATIOS :	0.32 AC.	
PERVIOUS :	2.36 AC.	
PRIVATE ROAD TRACT :	3.44 AC.	16.8%
PAVEMENT :	2.28 AC.	
DRIVEWAYS :	0.31 AC.	
SIDEWALKS :	0.36 AC.	
PERVIOUS :	0.49 AC.	
BUFFERS :	1.27 AC.	6.2%
LAKE TRACT :	5.43 AC.	26.5%
LAKE BANK :	1.64 AC.	
LAKE SURFACE :	3.79 AC.	
PRIVATE RECREATION AREA :	0.57 AC.	2.8%
CLUBHOUSE :	0.07 AC.	
POOL DECK :	0.08 AC.	
SIDEWALK :	0.02 AC.	
PICKLEBALL COURTS :	0.10 AC.	
PERVIOUS :	0.30 AC.	
MISC. GREEN SPACE :	2.15 AC.	10.5%
PAVEMENT :	0.62 AC.	
PERVIOUS :	1.53 AC.	

PROVIDED OPEN SPACE

	PROVIDED	ALLOWED	NOTES
LAKE #1 (SURFACE) :	2.78 AC.	1.39 AC.	50% MAX. ALLOWED
LAKE BANKS :	1.64 AC.	1.64 AC.	
LOT AREA (EXCLUDES BLDG.) :	3.90 AC.	1.03 AC.	5% OF NET SITE ALLOWED
BUFFERS :	1.27 AC.	1.27 AC.	
PRIVATE RECREATION AREA :	0.57 AC.	0.29 AC.	50% MAX. ALLOWED
MISC. GREEN SPACE :	2.15 AC.	2.15 AC.	
TOTAL PROVIDED OPEN SPACE :		7.77 AC.	37.9%
TOTAL REQUIRED OPEN SPACE :		7.18 AC.	35.0%

TOTAL PERVIOUS :	7.59 AC.	37.0%
TOTAL IMPERVIOUS :	12.91 AC.	63.0%

MINIMUM SITE REQUIREMENTS

	REQUIRED	PROVIDED
MAXIMUM BLDG. HEIGHT:	N/A	31 FT 4 IN
MINIMUM PERIPHERAL SETBACK:	25 FT	25 FT
MINIMUM BUILDING SEPERATION:	N/A	15 FT
MINIMUM FRONT BLDG. SETBACK:	N/A	25 FT
MINIMUM REAR BLDG. SETBACK:	N/A	40 FT

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
137 MULTI-FAMILY D.U. (3 BEDROOM TOWNHOMES)	411 SPACES 1 SPACE PER BEDROOM	411 SPACES 1 GARAGE & 2 DRIVEWAY SPACES PER UNIT
15% SUPPLEMENTAL GUEST PARKING (411 x 15%)	62 SPACES	62 SPACES (INCLUDES 2 H/C)
TOTAL	473 SPACES	473 SPACES

GENERAL NOTES

- ALL INTERNAL STREETS SHALL BE PRIVATE & MAINTAINED BY H.O.A.
- ALL PROPOSED UTILITY LINES SHALL BE PLACED UNDERGROUND.
- 20' LAKE MAINTENANCE EASEMENT SHALL BE MAINTAINED BY H.O.A.
- LAKE IS TO BE USED AS IRRIGATION SOURCE.
- GARBAGE COLLECTION WILL BE CURBSIDE PICKUP.

FIRE DEPARTMENT NOTES

- PEDESTRIAN GATES TO HAVE A KEY PAD CONTROL FOR RESIDENT ACCESS. GATE TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW ALL GATES TO MANUALLY OPEN BY PUSHING SWING GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.
- VEHICULAR ACCESS GATES TO BE EQUIPPED WITH KNOX KEY ELECTRONIC SWITCH TO OPEN THE GATE PER CITY FIRE DEPARTMENT REQUIREMENTS. SWITCH IS TO BE MOUNTED ON THE GATE BOX OR ON A SEPERATE PEDESTAL TO MEET FIRE DEPARTMENT REQUIREMENTS. VEHICLE GATES TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW VEHICLE GATES TO MANUALLY OPEN BY PUSHING SWING GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 11/17/2022.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SCHNARS
ENGINEERING CORPORATION

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FAX: (561) 241-1512

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL: OCT. 2022

REVISIONS:

1

2

3

4

5

TASK:

MASTER SITE PLAN

SITE DATA & DETAILS

PROJECT:

SPRINGDALE TOWNHOMES

FLORIDA

MARGATE

SCALE

Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)

JOB NO. 17180
DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS

SHEET SP1 OF 5

FILE#

8/24/26 AM

11/17/2022