

CITY OF MARGATE - SR 7 TRANSIT ORIENTED CORRIDOR - #15-01

TABLE OF CONTENTS

<u>TOPICS</u>	<u>PAGE</u>
1. Transmittal Information	1
2. Local Government Information	1
3. Applicant Information.....	2
4. Amendment Site Description.....	3
5. Existing And Proposed Uses.....	3
6. Analysis Of Public Facilities And Services	6
7. Analysis Of Natural And Historic Resources	19
8. Affordable Housing	21
9. Land Use Compatibility.....	21
10. Hurricane Evacuation Analysis.....	21
11. Redevelopment Analysis	22
12. Intergovernmental Coordination.....	22
13. Consistency With Goals, Objectives And Policies Of The Broward County Land Use Plan	22
14. Population Projections	22
15. Additional Support Documents.....	23
16. Plan Amendment Copies	23
Public Education Analysis	23

CITY OF MARGATE – SR 7 TRANSIT ORIENTED CORRIDOR - # 15-01

LIST OF ATTACHMENTS

Attachment 1.....	Planning & Zoning Board Minutes
Attachment 2.....	City Commission Transmittal Ordinance
Attachment 3.....	Local Planning Agency & City Commission Newspaper Advertisement
Attachment 4.....	Legal Description
Attachment 5.....	Project Location Map
Attachment 6.....	Adjacent Land Use Designations Map

LIST OF EXHIBITS

Exhibit A	Letter from Margate Utilities – Water and Wastewater Services
Exhibit B	Letter from Broward County Water Management Division/Cocomar Water Control District – Drainage Services
Exhibit C	Letter from Broward County Waste and Recycling Services
Exhibit D	Letter from Broward County Transit

CITY OF MARGATE - SR 7 TRANSIT ORIENTED CORRIDOR #15-01

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

To be provided.

- B. Date local governing body held transmittal public hearing.

To be provided.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

The amendment area is *not* within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- D. Whether the amendment is one of the following:

*Development of Regional Impact

*Small scale development activity (Per Florida Statutes)

*Emergency (please describe on separate page)

*Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)

The amendment is not related to any of the above specifications.

2. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case numbers.

The Local Land Use Plan amendment number is 15-__ and the City's identification number for the proposed County amendment for this site is 15 -__.

- B. Proposed month of adoption of local land use plan amendment.

The proposed month of adoption by the City of Margate is _____.

The estimated month of adoption by the County Commission is _____.

- C. Name, title, address, telephone, facsimile number and e-mail of the local government contact.

Benjamin J. Ziskal, AICP, CEcD

Director of Economic Development

City of Margate, Economic Development Dept.

5790 Margate Blvd.

Margate, FL 33063

bziskal@margatefl.com

954-935-5307

- D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

The City of Margate Planning & Zoning Board minutes are included in Attachment 1. The City Commission ordinance transmitting the proposed amendment and proposed policies are included in Attachment 2.

- E. Description of public notification procedures followed for the amendment by the local government.

Large scale amendment public notification procedures are being followed.

The proposed amendment was noticed in the Sun-Sentinel ten days prior to the Planning & Zoning Board public hearing and ten days prior to the City Commission public hearing. The Sun-Sentinel notice is included in Attachment 3.

3. APPLICANT INFORMATION

- A. Name, Title, Address, Telephone, E-Mail, and Facsimile Number of the Applicant.

Benjamin J. Ziskal, AICP, CECd
Director of Economic Development
City of Margate, Economic Development Dept.
5790 Margate Blvd.
Margate, FL 33063
bziskal@margatefl.com
954-935-5307

- B. Name, Title, Address, Telephone, E-Mail, and Facsimile Number of the Agent.

The City staff is acting as agent and Applicant for this amendment.

- C. Name, Title, Address, Telephone, E-Mail, and Facsimile Number of the Owner.

The TOC has multiple owners that will be informed throughout the process, however, this is a City-initiated amendment.

- D. Planning Council Fee For Processing The Amendment In Accordance With The Attached Exhibit C, "Fee Schedule For Amendments To The Broward County Land Use Plan and Local Land Use Element.

The required fee of \$12,146 has been submitted.

- E. Applicant's rationale for the amendment. The Planning Council staff requests a condensed version for inclusion in the staff report (about two paragraphs).

The original Margate SR 7 TOC was approved in 2007. At the time, school capacity shortages forced the City to reduce the residential entitlements being requested in the District by 1,151 units. In addition to that loss of units, after approval of the TOC it was discovered that existing

condominiums had been accounted for as nonresidential square footage. This resulted in an over-estimation of existing commercial square footage and an under-estimation of the count of residential units already built in the TOC by 1,139 units. The correction of this error left only 710 units available in the basket-of-rights within the TOC. To date, 107 units have been committed leaving 603 left for development. The Margate CRA is has accepted a proposal for development of the City Center area which, at buildout, will exceed the 603 units available in the TOC.

Given the previous error in the existing land use mix and the fact that the schools in Margate no longer have capacity issues, the City is requesting the correction in the 2007 land use mix which will reduce the square footage of commercial development and add the 1,139 condo units back into the TOC basket-of-rights. The correction of the 2007 basket of rights will not increase the net new development permitted within the TOC over what was intended and approved in 2007.

4. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by the BCLUP) of the proposed amendment.

The proposed amendment is a text change only to correct the land use mix and increase the number of residential units for the Margate 441 TOC by the 1,139 units previously misclassified. That said, the gross acreage of the Margate 441 TOC is approximately 1,184.3 acres. The amendment area generally incorporates all parcels fronting State Road 7 within the City of Margate between Sample Road/City Limits to the north and Forest Boulevard/City Limits to the south, Banks Road to the east and Cocomar Canal to the west. A legal description is included in Attachment 4.

- B. Sealed survey, including legal description of the area proposed to be amended.

The proposed amendment is not a map change. It is a text change to correct the nonresidential square footage and the number of residential units previously requested in the original TOC amendment application. Given that no boundary changes are being made, a survey is not necessary for this amendment application.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director.)

As previously noted, this application is not for a change to the land use map, however, the project location map showing the Margate 441 TOC area associated with this amendment application is provided in Attachment 5.

5. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designations for the amendment site. If multiple designations, describe acreage within each designation.

The area is designated TOC on both the County and City land use maps. No map change is being requested in the amendment. The intent is only to correct the original nonresidential square footage and the number of units requested in the basket-of-rights for use in the District.

B. Current land use designations for the surrounding properties.

The current land use designations for the surrounding properties are shown below and in Attachment 6. The north side of the area is adjacent to Sample Road with commercial uses in the Cities of Coral Springs and Coconut Creek abutting. To the south are commercial and residential uses within the City of North Lauderdale. The east side is surrounded by a mix of commercial, industrial and residential uses. The uses to the west are primarily residential uses.

Location	Current Land Use
Amendment area	Commercial/Residential/Office/Industrial
North	Commercial/Residential
East	Commercial/Industrial/Residential
South	Commercial
West	Residential

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used to rezone adjacent areas.

The subject site falls within Flexibility Zones 35 and 36. Flexibility provisions have not been used to rezone adjacent areas since the 2007 amendment.

D. Existing use of the amendment site and adjacent areas.

The existing land uses of the amendment site and adjacent areas are shown below:

Location	Existing Land Use Designations
TOC Amendment area	TOC Basket-of-Rights: 3,565 dwelling units 4,454,894 SF Commercial 1,371,159 SF Office 1,830,884 SF Industrial 555 Hotel Rooms 35 acres (min) Recreation and Open Space
North	Commercial/Industrial/Residential/ Vacant
East	Commercial/Industrial/ Residential
South	Commercial/Industrial/Vacant
West	Residential

E. Proposed use of the amendment site, including proposed square footage for each nonresidential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MUR amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

The original LUPA application for the Margate TOC assumed that only 1,716 residential units were built within the TOC area. The actual number of built units in the TOC was 2,855 units (another 107 net new units is approved on the NEWTH Plat 176-36 but is not yet built). This 1,139 unit under-estimate of the existing units in combination with the 1,151 units that the City had to eliminate from the TOC basket-of-rights due to school overcrowding in 2007, has resulted in a shortage of available units in the Margate 441 TOC. The purpose of this amendment, therefore, is to correct the record as to the nonresidential square footage and units built within the TOC as of 2007 and adjust the basket of rights while keeping the available balance for net new development constant.

Original Proposed Basket-of-Rights for TOC			
Use	TOC Max	Existing Built	Available Balance
Commercial	4,454,894	4,104,894	350,000
Office	1,371,159	521,159	850,000
Industrial	1,830,884	1,330,884	500,000
Residential	4,716	1,716	3000
Hotel	555	55	500
Rec. and Open Space	35 ac. minimum	35 ac.	N/A

Approved Basket-of-Rights for TOC with Reduction of 1,151 Units and Corrected Existing Built to include 1,139 Condo Units and Corrected Nonresidential Square Feet			
Use	TOC Basket of Rights	Existing Built	Available Balance
Commercial	4,454,894	3,082,992	1,371,902
Office	1,371,159	505,280	865,879
Industrial	1,830,884	1,381,766	449,118
Residential	3,565	2,855	710
Hotel	555	55	500
Rec. and Open Space	35 ac. Minimum	16 ac.	19 ac.

Proposed Correction of Basket-of-Rights with Corrected Existing Built Units and Resulting Available Basket-of-Rights for TOC			
Use	TOC Basket of Rights	Existing Built	Available Balance
Commercial	3,432,992	3,082,992	350,000
Office	1,355,280	505,280	850,000
Industrial	1,881,766	1,381,766	500,000
Residential	4,704	2,855	1,849
Hotel	555	55	500
Rec. and Open Space	35 ac. Minimum	16 ac.	19 ac.

Net Changes to Basket of Rights for TOC Based on Corrected 2007 "Built" Data to Create No Change in 2007 Available Balance (Net New Development)			
Use	TOC Basket of Rights	Existing Built	Available Balance
Commercial	-1,021,902	-1,021,902	0
Office	-15,879	-15,879	0
Industrial	50,882	50,882	0
Residential	1,139	1,139	0
Hotel	0	0	0
Rec. and Open Space	0	0	0

The 2007 TOC future land use designation allowed a maximum of an additional 1,849 dwelling units; 350,000 square feet of commercial; 500,000 square feet of industrial space; 850,000 square feet of office; and 500 hotel rooms. This amendment will maintain that total net new development while correcting the fact that condominiums were miscoded as Commercial and Office space and 50,882 square feet of Industrial space was miscoded as Commercial Space. The above tables explain the difference between the 2007 TOC land use mix and the corrected 2007 land use mix. It should be noted that the projects approved since 2007 have not been accounted for above because it is the intent of this amendment to correct the 2007 basket of rights and all subsequent development will be subtracted from the corrected basket of rights. Exhibit “A” of the proposed City ordinance, provided in Attachment 2, contains the revised Margate Future Land Use Element policies 4.18 and 13.2 that reflect the above correction in the 2007 basket of rights.

- F. Maximum allowable development per local government land development regulations under existing Broward County Land Use Plan designations for the site, including square footage and/or dwelling unit count.

The basket of rights in the Broward County TOC land use designation for the Margate TOC is identical to the adopted City’s TOC. The tables in response to 5.E above provide details regarding the corrections to the 2007 Application. The existing amount of development currently approved in the Broward County Future Land Use Plan and the net effect of the proposed amendment to correct the 2007 Application is summarized below.

Use	Approved TOC Basket of Rights	Proposed TOC Basket of Rights	Net Change in Basket of Rights
Commercial	4,454,894	3,432,992	-1,021,902
Office	1,371,159	1,355,280	-15,879
Industrial	1,830,884	1,881,766	50,882
Residential	3,565	4,704	1,139
Hotel	555	555	0
Rec. and Open Space	35 ac. Minimum	35 ac. Minimum	0

As stated in the response to 5.E, no change in the net new development results from this correction. The 1,139 condo unit buildings were previously coded as commercial and office, and 50,882 SF of industrial development was coded as commercial. These mistakes resulted in the net reduction in nonresidential square feet by -986,899 and the increase in total built residential units by 1,139.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service.

A. Sanitary Sewer Analysis

1) Identify whether the site is currently and/or proposed to be serviced by septic tanks.

The amendment area is serviced by the City of Margate sewer system.

2) Identify the sanitary sewer facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on plant capacity, and committed plant capacity.

The amendment area is served by the City of Margate's Wastewater Treatment Plant.

<i>Current Plant Capacity – Average Annual Daily Flow</i>	<i>8.78 mgd</i>
<i>Current Plant Capacity – 3- month average</i>	<i>10.1 mgd</i>
<i>Additional Planned Plant Capacity</i>	<i>0 mgd</i>
<i>Current Demand – Average Annual Daily Flow</i>	<i>6.640 mgd</i>
<i>Current Demand – Max. 3-month average flow</i>	<i>7.382 mgd</i>
<i>Committed Flows – Average Annual Daily Flow</i>	<i>0.185 mgd</i>
<i>Committed Plant Capacity- Average Annual Daily Flow</i>	<i>78%</i>

Source: Margate Utilities, for current demands in 2014 and Broward County for Committed Flows from January 2015-July 2015

Since 2007, the three month average inflow at the water treatment plant has gone down due to the leak detection and repair program that the City has implemented. The reduction in inflow is a direct result of the upgrades to the wastewater collection system.

The Broward County Population Projection for Year 2025 for Margate's Sewer Service Area (Margate plus a portion of Coconut Creek) has also gone down since 2007, from 67,589 to 60,384, an 11% decrease. The South Florida Water Management District 2025 population projection for the Margate Service Area is 62,521 which is a 7.5% decrease. Based on this range, the 2025 projected annual average daily (AADF) and three month average daily flows (TMADF) are anticipated to be between 7.4-7.66 mgd and between 8.51 and 8.81 mgd, respectively. The City of Margate permitted plant capacities are 8.780 mgd (AADF) and 10.1 mgd (TMADF). The plant capacity, therefore, has adequate capacity to accommodate these 2025 population projections.

The methodology used by Broward County for population projections considers redevelopment in the City as a significant factor for population growth, including the redevelopment anticipated from this land use plan amendment. The projected sewer service area population growth between 2015 (population 54,163) and 2025 (population 60,384) is 6,221 people. The 1,849 additional units within the TOC are projected to add 4,030 people which is 65% of the projected population growth for the Margate service area. The growth projections allow for residential buildout of the TOC while assuming 35% of the growth will occur outside the TOC.

Since the projected flows through the Year 2025 are within the current plant capacity, no plant capacity expansions are planned at the current time. The development in the city will be monitored and restricted, however, if growth requires capacity increases before 2025. This amendment application restricts development of residential units in the TOC to 1,849 before plant capacity issues are addressed. This restriction is identified as Policy 13.3 of Exhibit A of the City Commission Amendment Ordinance, provided as Attachment 2 to this application.

- 3) **Identify the change in demand on plant capacity resulting from this amendment. Provide calculations, including anticipated demand per square foot* or dwelling units.**

The proposed amendment does not change the net new development potential in the TOC. The sewer demand calculations provided in 2007 are still valid, however, the City's adopted sewer generation rate for multifamily units per Policy 2.2.2 of the Wastewater Subelement was applied for this update rather than the 136 gpcpd standard applied to the residential units in 2007.

Future Land Use	Methodology	Demand
Office	850,000 sf. @ 0.2 gpd/sf	+170,000 gpd
Industrial	500,000 sf. @ 0.15 gpd/sf	+75,000 gpd
Commercial	350,000 sf. @ 0.1 gpd/sf	+35,000 gpd
Hotel	500 rooms @ 150 gpd/room	+75,000 gpd
Residential @1,849 MF units	1,849 units x 250 gpd per unit	+462,250 gpd
Total 2015: + 817,250 gpd		

- 4) **Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan. Provide demand projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.**

In 2014, the City of Margate's Wastewater Plants operated at a maximum 3-month average daily flow of 7.382 mgd. The current plant capacity is 10.1 mgd. The .817 mgd AADF anticipated from the proposed amendments, which roughly equates to .945 mgd of 3-month average daily flows, would be within the current permitted plant capacity of 10.1 mgd. Prior to more than 1,849 units being constructed, the City may require upgrades to the plant to accommodate additional flow per Policy 13.3 in the City's adopted Future Land Use Element.

- 5) **Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.**

The letter from Margate Utilities is provided in Exhibit A.

B. Potable Water Analysis

- 1) Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

The data and analysis is provided in the responses below. The analysis shows the City will need additional potable water capacity to serve the full buildout of the net new development that has been established in the TOC basket of rights since 2007. The City will monitor the potable water supply and will take appropriate action to ensure no new development is approved unless the water supply is adequate to serve the new construction.

- 2) Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal.**

Margate Water Treatment Facilities	Capacity/Demand
Plant capacity	13.5 mgd
SFWMD permitted raw water withdrawal	
Annual thru 2025:	8.51mgd
Max Monthly thru 2025:	9.31 mgd
Current (2014) raw water demand AADD	7.61 mgd
Committed demand	0.185 mgd
Available water supply capacity	0.715 mgd
Proposed Amendment raw water demand (Finished water demand of 0.817 x 1.16)	0.948 mgd
Projected Capacity:	-0.233 mgd

As shown above, the City of Margate Water Treatment Plant capacity of 13.5 mgd is in excess of the projected demand. Therefore, no plant capacity increases are planned.

Current SFWMD permitted raw water withdrawals from the wellfield through the Year 2025, however, are 8.51 mgd (average) and 9.31 mgd (peak). As a result, the permitted withdrawal capacity is expected to be exceeded by full buildout of the TOC basket of rights. To address this potential shortage, alternative water supply projects may be implemented by the City to overcome the shortfall. The redevelopment anticipated as part of this amendment, will be monitored and restricted to ensure the permitted withdrawal capacity is not exceeded.

- 3) **Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The wellfield is located in the vicinity of the Margate Water Treatment Plant, 980 NW 66th Avenue.

City of Margate Wellfield	
Permitted raw water withdrawal capacity (Average)	8.51 mgd
Committed Capacity	7.795 mgd
Remaining Capacity	0.715 mgd
Permit expiration date	04-2025

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

Future Land Use		Methodology	Demand
Office		850,000 sf. @ 0.2 gpd/sf	+170,000 gpd
Industrial		500,000 sf. @ 0.15 gpd/sf	+75,000 gpd
Commercial		350,000 sf. @ 0.1 gpd/sf	+35,000 gpd
Hotel		500 rooms @ 150 gpd/room	+75,000 gpd
Residential MF units	1,849	1,849 units x 250 gpd per unit	462,250 gpd
Total 2015:			817,250 gpd 0.81725 mgd

- 5) **Identify the projected capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**

As noted above, both the City of Margate Water Treatment Plant and wellfield have sufficient capacity to serve the amendment site and the expected population within the City of Margate's service area through the year 2025. Raw water supply will be the water-related challenge. Per the 2015 Water Supply Facilities Work Plan Objectives 1.1-1.3, the City is monitoring growth and is planning to add reuse capabilities to their wastewater treatment plant (when needed) or implement other Alternative Water Supply (AWS) projects intended to reduce water demand in order to accommodate full buildout in the TOC area and within the entire Margate water service area.

- 6) **Correspondence from potable water provider verifying the information submitted as part of the application on in items 1-5 above. Correspondence must contain name, position, and contact information of party providing verification.**

A letter from the City of Margate Utilities Department is included in Exhibit A.

C. Drainage Analysis

- 1) **Provide the adopted level of service standard for the service area in which the amendment is located.**

The design capacity of the C-14 Primary Canal is limited by the South Florida Water Management District to:

Allowable Runoff.....69.2 csm
Drainage Design Frequency.....25 year 3-day storm

The City's Comprehensive Plan Drainage Subelement contains the following levels of service :

Policy 3.2.1 By November 16, 1989 or when required by legislative mandate, land development regulations shall be adopted implementing the following minimum design criteria for water management as the level of service standards to asses adequacy of service during the development process.

SUBJECT ADOPTED LEVEL OF SERVICE STANDARD

Road Protection - Residential streets not greater than fifty feet to have crown elevations no lower than the elevation for the respected area depicted on the ten year "Flood Criteria Map."

Road Protection - Rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on ten- year "Flood Criteria Map".

Buildings - To have the lowest floor elevation no lower than the elevation for the respective area depicted in 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 Department of Transportation Zone 10 Rainfall curves.

Flood Plain 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 flood plain 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, BMP’s will be used to reduce pollutant discharge.

These levels of service shall be used to determine adequacy at the time of plat and site plan approval for all properties within the City.

2) Identify the drainage systems serving the service area in which the amendment is located.

The C-14 canal bisects the subject site just south of Atlantic Boulevard. Runoff from area is routed through the local canal network prior to discharge into C-14 canal. No specific development is proposed at this time. New development will be required to provide adequate drainage systems to handle stormwater run-off.

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

No specific drainage improvements are proposed at this time. Future development will undergo drainage permitting prior to the issuance of building permits.

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 submittals have been made to the SFWMD at this time.

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 demonstrated 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 for 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 the natural land elevation.

New development will be required to provide adequate drainage systems to handle stormwater run-off. The new urbanist design principles being applied in the TOC

requires additional green space. Stormwater vaults will also be encouraged as a strategy to address stormwater.

- 6) **Correspondence from the local drainage district serving the area in which the amendment is located verifying the information in items 1-5 above. Correspondence must contain name, position, and contact information of party providing verification.**

A letter from the Broward County Water Management Division/Cocomar Water Control District is included in Exhibit B.

D. Solid Waste Analysis

- 1) **Provide the adopted level of service standard for the service area in which the amendment is located.**

The adopted LOS for solid waste is:

Industrial – 2 lbs. per 100 sq. ft. per day
 Office - 1 lb. per 100 sq. ft. per day
 Commercial – 5- 9 lbs. per 100 sq. ft. per day
 Residential – 8.9 lbs. per capita per day.
 Hotel – 5.43 lbs. per room per day.

- 2) **Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.**

The facilities that serve the subject area are the Broward County North and South Resource Recovery Facilities (NRRF) (SRRF) and the Broward County Interim Contingency Landfill (BIC). According to the Broward County 2009 Solid Waste Element update, the capacity of the NRRF and SRRF is 1.6 million tons per year. The BIC design capacity is 4.8 million tons. The current demand at the resource recovery facilities is 1.1 million tons per year and the demand at the BIC is 80,000 tons per year. The 2009 demand at the NRRF and SRRF is 1.1 million tons per year.

- 3) **Identify the net impact on demand resulting from the proposed amendment. Provide calculations including anticipated demand per square foot or dwelling unit.**

The solid waste demand has not changed as a result of this correction to the TOC basket of rights because the net new development has not changed from the 2007 approval.

Future Land Use	Methodology	Demand
Non-Residential	1,700,000 sq. ft. @ 2 lbs. per 100 sq. ft per day	34,000 lbs.
Residential	1,849 dwelling units at 8.9 lbs. per unit per day	16,456_lbs.
		Total 2015: 50,456 lbs.

- 4) **Correspondence from service provider verifying the information in items 1-3 above. Correspondence must contain name, position, and contact information of party providing verification.**

A letter from the Broward County Waste and Recycling Services is included in Exhibit C.

E. Recreation and Open Space Analysis

- 1) **Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The adopted level of service standard for Recreation and Open Space is 3 acres per 1,000 residents. The City currently has 205.1 acres of Park and Recreation lands and an estimated 53,765 residents which equates to 3.8 acres per 1,000 residents. The current park acreage exceeds the adopted LOS standard by 43.8 acres. This park acreage will accommodate an additional 14,600 people, therefore, there is sufficient capacity to meet the 3-acre per 1,000 LOS for the 4,030 additional people that will live in the 1,849 new units in the TOC at buildout.

The Broward County population projection for the City of Margate between 2015 and 2025 is only an additional 1,002 people (2015 – 53,765 and 2025 – 54,767) so the current park acreage can sustain both full buildout of the TOC and the 1,002 people expected per the Broward County population projection, which may or may not include the development in the TOC.

- 2) **Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

The amendment area currently contains 31.964 gross acres of Parks and Recreation, including the following:

Andrews Field (Margate Middle School) 12.529 acres
Coral Gate Park (City Park) 4.492 acres
David Park (City Park) 6.901 acres
Kaye Stevens Park (City Park) 3.721 acres
Serino Park (City Park) 1.711 acres
Parcel E of Margate Middle School (School site) 1.129 acres
Canal S.E. of Lemon Tree Lake (Open Space)
S.W. Corner of Lemon Tree Lake (Open Space) .209 acres

Policy 13.10 of the adopted Margate Future Land Use Element, provides that public plazas, urban open space or green space/pocket park uses that are accessible to the public shall be provided as an integrated component within the TOC.

All existing Parks and Recreational Space shall remain while implementing this amendment. In no case shall less than thirty five (35) acres be provided for Parks and Recreation Space. There are few open spaces in the amendment area but there is a

Community Center. The new development will be required to provide new green spaces by as much as 19 acres.

3) Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Based upon an average household size of 2.18 persons per household, the proposed residential development is expected to generate approximately 4,030 additional people (10,255 total). This population generates a need for approximately 12.09 acres of recreational land. Based on the current adopted level of service standard a surplus of 31.7 acres will remain even if no additional park land is dedicated. The proposed redevelopment plan proposes to incorporate open space into the development; therefore, increasing available open space in the City. Currently there are 33.7 acres of Park and Open Space in the amendment area. At a minimum, this acreage will be maintained and through redevelopment, additional open spaces will be required.

4) Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources, and other relevant information.

Through the year 2025, the City will exceed its adopted level of service for parks. This amendment will increase this surplus by a minimum of 12.09 acres.

F. Traffic Circulation Analysis

1) 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.

ID	Roadway	Lanes	Current Volume AADT (2009)	PM Peak Volume (2009)	Adopted LOS	Current Av. Daily LOS (2009)
782	Atlantic Blvd. East of SR 7	6	47,000	4,230	D	D
527	SR 7 North of Margate Blvd.	6	47,000	4,590	D	D
525	SR 7 North of Atlantic	6	47,000	4,590	D	D
521	SR 7 North of Kimberly	6	45,500	4,100	D	D
529	SR 7 North of Royal Palm	6	47,500	4,280	D	D
840	Royal Palm East of Rock Island	4	31,000	2,880	D	C
523	SR 7 North of Southgate	6	54,000	4,860	D	F
842	Copans Road East of SR 7	4	28,500	2,570	D	C
810	Margate Blvd. East of Rock Island	4	7,900	730	D	C
780	Atlantic East of Rock Island	6	46,500	4,320	D	D
812	Coconut Crk Pkwy East of SR 7	4	24,500	2,210	D	C

Source: Broward MPO Roadway Capacity and Level of Service Analysis for 2009 and 2035, April 2011. Appendix B and C.

- 2) Identify the projected level of service for the roadways impacted by the proposed amendment for the short (5-year) and long-range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.**

ID	Roadway	Lanes	Volume AADT (2009)	Projected Volume AADT (2020)*	Projected Volume AADT (2035)	Projected LOS (2035)
782	Atlantic Blvd. East of SR 7	6	47,000	54,386	64,461	F
527	SR 7 North of Margate Blvd.	6	47,000	53,507	62,382	F
525	SR 7 North of Atlantic	6	47,000	53,182	61,614	F
521	SR 7 North of Kimberly	6	45,500	50,618	57,600	F
529	SR 7 North of Royal Palm	6	47,500	55,386	66,144	F
840	Royal Palm East of Rock Island	4	31,000	32,323	34,128	D
523	SR 7 North of Southgate	6	54,000	62,118	73,192	F
842	Copans Road East of SR 7	4	28,500	30,291	32,735	C
810	Margate Blvd. East of Rock Island	4	7,900	8,232	8,684	C
780	Atlantic East of Rock Island	6	46,500	51,359	57,988	F
812	Coconut Crk Pkwy East of SR 7	4	24,500	27,611	31,854	D

Source: Broward MPO Roadway Capacity and Level of Service Analysis for 2009 and 2035, April 2011. Appendix B and C.

**The 2020 projection is an extrapolation between 2009 and 2035 based on the MPO report noted above.*

- 3) Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily traffic 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 and identify the resulting level of service change for the short (5-year) and long range planning horizons.**

The net new development for the current approved basket of rights is the same as it is for the corrected basket of rights proposed in this amendment so there is no change in the new traffic impacts as a result of this amendment.

There is a change in the total approved basket of rights compared to what the basket will contain when this amendment is adopted. The net change results in a reduction in PM Peak Hour traffic as shown below.

Correction in Margate 441 TOC Basket of Rights

Land Use	Net Change in Max Development	PM Peak Hour Trip Generation Rate	Net Change in PM Peak Hour Trips
Industrial (110)	50,882 sq. ft.	0.97 per 1,000 sq. ft.	49.36
Office (710)	-15,879 sq. ft.	1.49 per 1,000 sq. ft.	-23.66
Commercial (820)	-1,045,829 sq. ft.	3.71 per 1,000 sq. ft.	-3,880
Hotel (310)	No change	N/A	0
Residential (230)	+1,139	0.52 per dwelling units	+592
			Total: -3,262.3
Source: <i>Trip Generation 9th Edition, Institute of Transportation Engineers</i> <i>Note: This trip generation does not take any trip capture from being a mixed use development into account which will very likely reduce vehicular trips from this project.</i>			

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

The corrections to the basket of rights results in a projected trip reduction of 3,262.3 PM peak hour trips. This is a result of the fact that condo buildings were miscoded as commercial and office buildings which have a much higher trip generation rate than the 1,139 condos which have replaced that square footage. The actual increase in traffic over current conditions, however, will be the same with the proposed basket of rights because the net new development with the 2007 basket of rights and the corrected 2015 basket of rights is the same.

G. Mass Transit Analysis

1) Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Since the 2007 TOC amendment was approved. Transit service and infrastructure to the area has been greatly enhanced. The Breeze, which is the express bus route on the previous Route 19 on SR 7 has been instituted since the 2007 amendment was approved. Routes 34, 42, 60 and 83 are conveniently linked by Miramar's Inner-City bus service, including Routes A, As, C and D. The schedules and routes of the inner city bus services are provided at the following link <http://www.margatefl.com/resident/transportation.html>. Headways are shown in the table below.

Route	Headway
SR 7 Breeze	20 minutes
BCt 19	20 minutes
BCt 34	15 minutes
BCt 42	30 minutes
BCt 60	30 minutes
BCt 62	40 minutes
BCt 83	30 minutes
Inner City A	60 minutes
Inner City AS	60 minutes
Inner City C	60 minutes
Inner City D	60 minutes
SFRTA	30 minutes

2) Quantify the change in mass transit demand resulting from this amendment.

The purpose of this amendment is to correct the basket of rights for the TOC which did not accurately reflect the amount of nonresidential square footage or residential units because the Condo buildings had been erroneously coded as Commercial and Office uses and the 1,139 existing condos had not been included in the built residential tally. This correction to the 2007 basket of rights does not change the net new development proposed in 2007 so no new impacts will result from this correction.

That said, the return of the 1,139 previously uncounted units to the basket of rights will enable the Town Center in Margate to be developed based on the concept shown in the Margate City Center Concept Plan below. The Margate CRA is under contract with New Urban Communities, Inc. to implement this plan. The addition of this compact community on the transit routes will certainly enhance ridership.



3) Correspondence from transit provider verifying the information in items 1-2 above. Correspondence must contain name, position, and contact information of party providing verification.

A letter from Broward County Transit (BCt) is included in Exhibit D.

4) Describe how the proposed amendment furthers or supports mass transit use.

As stated previously, this amendment is intended to correct the numbers in the basket of rights which were discovered to be in error due to the misclassification of condo buildings. The amendment, therefore, does not change the previous approval in relation to mass transit use.

It should be noted, however, that since 2007, the following actions have been taken to support mass transit riders within the Margate 441 TOC.

- Broward County Transit now operates The 441 Breeze express bus which connects riders in Palm Beach, Broward and Dade County.
- BCt Route 19 in Margate is in the top 5 of all routes in ridership as of July, 2015.
- The City has installed 15 enhanced bus shelters on SR 7.
- The City's shuttle bus routes and schedules have been improved.
- The City adopted a Form Based Code that requires transit oriented development and includes transit oriented uses and design, a build-to line, wider sidewalks, parking reductions, shared parking, bike parking and racks, among other things.
- The City amended the Broward County Trafficways Plan to reduce the ROW width of SR 7 in Margate from 200 to 150 feet to ensure a more pedestrian oriented section in the Margate TOC.
- The Broward MPO recently submitted an application for a TIGER grant for a regional complete streets initiative which includes the segment of Coconut Creek Parkway just east of the Margate SR 7 TOC.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Staff may request additional information from the Department of Planning and Environmental Protection and the Broward County Historical Commission regarding the amendment's impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

No new historic sites or districts in Margate have been added to the "Broward County Land Use Plan Cultural Resource Map Series: Local Areas of Particular Concern – Historic Sites," since the 2007 amendment was approved. Therefore, there are still no known historic sites and no historic districts on the National Register of Historic Places on the subject site.

B. Archaeological sites listed on the Florida Master Site File.

No archaeological sites have been discovered on the subject site since the 2007 amendment which found there were no archaeological sites listed on the Florida Master Site File.

C. Wetlands.

Since the TOC amendment was approved in 2007, there have been no new wetlands mapped in Margate on the Broward County Wetlands Map. As of 2007, there was only one small portion of the amendment site that contained a Cypress Dominated Freshwater Swamp. The site is located south of Sample Road and east of State Road 7. No development is proposed for designated wetland areas. The remainder of the amendment area consists of existing developed parcels with no wetland areas.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

Since the 2007 amendment was approved, no local areas of particular concern have been identified on the subject site.

E. Priority Planning Area Map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.

The Priority Planning Areas for Sea Level Rise Map does not identify any sites within Margate.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

As was the case in 2007, the TOC area is almost fully developed and no known protected flora or fauna have been identified to date.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

As was the case in 2007, the TOC area is nearly fully developed and no known plants have been identified and listed in the Regulated Plant Index.

H. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

According to the Broward County Wellfield Protection Zone Map, a portion of the City’s wellfield near Margate Boulevard is located within a wellfield protection zone. No uses or

hazardous materials will be allowed within the zone that will affect the protection of the wellfield.

- I. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.**

It is expected the soils will be altered during construction to ensure the proper grading and creation of on-site stormwater retention facilities.

- J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

No beach access is affected by development in Margate.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

The City's Future Land Use Element policy 13.3 governs affordable housing in the TOC. This policy requires a total of 15% of the residential units in the TOC be provided as affordable housing. The intent of the affordable housing policy is to ensure that those affordable units are integrated into a development proposal and not easily identified by location or design within the overall community. The City and the CRA have developed programs that promote the affordability of housing units. The land development regulations adopted for the TOC encourage new residential development within the TOC on reduced lot sizes, with reduced parking ratios and vertical integration of residential units with non-residential units.

9. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

Compatibility has been addressed through the City's form-based zoning code and with the criteria adopted as part of the Transit Oriented Corridor future land use category. The correction to the basket-of-rights proposed in this amendment will not create any additional compatibility issues.

10. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane Evacuation zone as identified by the Broward County Emergency Management Division.)

The amendment is not located in a hurricane evacuation zone.

11. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified Redevelopment (i.e. Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The majority of the amendment area is located within the Margate Community Redevelopment Area. The impetus for this correction to the basket-of-rights within the Transit Oriented Corridor land use designation is the imminent redevelopment project for the City Center area within the CRA. The proposed project was in response to an RFP issued by the City and the CRA and the project plan is consistent with the CRA redevelopment plan for the City Center. At buildout, the project would exceed the remaining residential entitlements in the basket-of-rights if the totals are not corrected. This became the catalyst for the preparation of this amendment application.

12. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

The amendment area abuts the City of Coconut Creek and City of Coral Springs to the north and the City of North Lauderdale to the south. The original master plan was created in partnership with adjacent local governments as part of the State Road 7/U.S. 441 Collaborative process to create a master redevelopment plan for the entire SR 7 corridor in Broward County. The proposed correction to the basket-of-rights does not affect the redevelopment concept and remains consistent with all adjacent jurisdictions.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

List of objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

This amendment is merely a correction in the land use mix that existed in 2007. The net new development potential is the same with this amendment as it was in the 2007 approval. No significant change in the consistency with Broward County Goals, Objectives and Policies will occur as a result of this amendment.

14. POPULATION PROJECTIONS

A. Population projections for the 20 year planning horizon.

The Broward County Traffic Analysis Zones and Municipal Forecasts Update, 2014 provides the following growth projections for the City of Margate:

2015	53,765
2020	54,597
2025	54,767
2030	54,985
2035	55,727

B. Population projections resulting from proposed land use (if applicable).

The Broward County population projection of 55,727 for 2035 assumes 1,962 additional residents, some of which may be occupying units in the TOC. A potential 4,030 residents could be accommodated on the amendment site by buildout of the TOC.

C. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

Assuming all of this population increase is due to occupied new units at the current average household size and not by larger households in existing units, the 1,962 new residents by 2035 would require 900 additional units. New population will be accommodated through the conversion of non-residential land and land uses to residential or mixed-use development.

15. ADDITIONAL SUPPORT DOCUMENTS

Other support documents or summary of support documents on which the proposed amendment is based.

No additional support documents are provided at this time.

16. PLAN AMENDMENT COPIES

- A. 15 copies (minimum of 3 hard copies and the remainder may be digital copies) for the BCPC (please include additional copies if amendment site is adjacent to other municipalities or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.**

Eighteen copies (3-hard and 15 digital) of the amendment have been provided to the BCPC to accommodate the above request including the three adjacent local governments.

- B. 1 hard copy and 11 digital copies, as required by DEO, of the Corresponding Local Land Use Plan Amendment Application, if transmitting concurrent to DEO.**

One hard copy and 11 digital copies of the amendment have been provided for the DEO and reviewing agencies.

PUBLIC EDUCATIONAL ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board, as per policy 8.07.01 of the BCLUP, an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per The School Board of Broward County, Florida, Policy 1161, amended and adopted January 15, 2008, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss this review as soon as possible.

- 1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.**

The amendment area is currently served by Atlantic West, Margate and Liberty Elementary Schools; Margate Middle School; and Monarch, Coral Springs, and Coconut Creek High Schools.

2. **Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.**

Elementary School	2014/15 Twentieth Day Enrollment	2015/16 Projected Enrollment	Permanent Capacity	(Under)/Over Capacity
Atlantic West	671	697	1,009	312
Margate	990	1,007	1,305	298
Liberty	1,027	1,057	1,282	225
Total	2,688	2,761	3,596	1,495
Middle School				
Margate	1,269	1,280	1,328	48
Total	1,269	1,280	1,328	48
High School				
Monarch	2,409	2,461	2,360	(101)
Coconut Creek	1,462	1,490	2,884	1,394
Coral Springs	2,609	2,651	3,244	593
Total	6,480	6,602	8,488	1,886

3. **Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.**

The proposed amendment will correct the basket-of-rights established in 2007 to ensure the net new development of 1,849 dwelling units is established for growth in the TOC as intended in 2007. The 1,849 units is the same net new density that is currently permitted under the existing TOC land use designation.

The student generation rates in the Broward County Land Development Code are shown below. The Margate TOC zoning code limits heights to 6-8 stories depending on location within the district so no buildings built in the TOC will meet the definition of high-rise. Buildings may be built below 4 stories, however, so to be conservative, the student generation based on the Garden Apartment unit type is presented as a maximum projection and the Mid-Rise building type calculation is also presented as a minimum scenario.

**STUDENT GENERATION RATES PER BROWARD COUNTY LAND DEVELOPMENT
CODE SECTION 5-182(m)**

Dwelling Type	Bedrooms	Elementary	Middle	High	Total
Single Family Homes	3 or fewer	0.17276	0.09131	0.10661	0.37068
	4 or more	0.23203	0.11136	0.12242	0.46581
Townhouse Duplex Villa	1 or fewer	0.06000	*	*	0.06000
	2	0.10891	0.04878	0.05615	0.21384
	3 or more	0.17667	0.07568	0.11039	0.36274
Garden Apartment	1 or fewer	0.01293	0.00323	0.00405	0.02021
	2	0.13579	0.05622	0.04433	0.23634
	3 or more	0.19338	0.11324	0.12282	0.42944
Mid-Rise	1 or fewer	0.00788	0.00395	0.00395	0.01578
	2 or more	0.02840	0.01311	0.02053	0.06204
High-Rise	All	0.01013	0.00356	0.00575	0.01944
Mobile Home**		*	*	*	*
	2 or fewer	0.084	0.083	*	0.167
	3 or more	0.182	0.182	*	0.364
* No students were observed in the sample.					
** Mobile home student generation rates based on 2008 study.					

Based on the 2 bedroom Garden Apartment unit type, the 1,849 units will generate a projected 251 elementary school students, 104 middle school students, and 82 high school students by buildout. If the midrise building type is assumed, which is the type of building envisioned in the TOC Zoning Code, the 1,849 units would generate only 53 elementary students, 24 middle schools students and 38 high school students.

- Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the school board's five year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

According to the most recent District Educational Facilities Plan produced by the Broward County School Board (FY 2015-2016), all of the area schools will continue to meet their enrollment/capacity concurrency targets through FY 19/20 except for Monarch High School which is projected to be slightly over capacity in every year of the 5-year planning horizon in the DEFP. No capital improvements that will increase student enrollment capacity are planned for any of the schools, including Monarch High School.

5. **Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.**

There is adequate capacity in the schools serving the TOC area to accommodate the students projected to be generated by the 1,849 new units which is the same net new development approved for the TOC in 2007.

ATTACHMENT 1
PLANNING AND ZONING BOARD MINUTES

ATTACHMENT 2
CITY COMMISSION AMENDMENT ORDINANCE

(For this draft I just inserted the Exhibit A for the Ordinance which are the text changes to the adopted
FLUE GOPS)

EXHIBIT “A”
TEXT CHANGES TO COMPREHENSIVE PLAN – FUTURE LAND USE ELEMENT

Policy 4.18 In order to assess the development potential and public facilities impact of a site, the following maximum intensity stan and a rds shall be applicable for non-residential land use categories:

- a. Transit Oriented Corridor – The mix of land uses within the TOC shall not exceed the maximum intensities provided in Policy 13.2 of this element, as indicated below.

Commercial	4,454,894 3,432,992 sq. ft.
Office	1,371,159 1,355,280 sq. ft.
Industrial	1,830,884 1,881,766 sq. ft.
Residential	3,565 4,704 d.u.
Hotel	555 rooms

- b. Commercial – One hundred (100) foot height maximum and fifty percent (50%) lot coverage maximum.
- c. Office Park – One hundred (100) foot height maximum and fifty percent (50%) lot coverage maximum.
- d. Industrial– Sixty (60) foot height maximum and fifty percent (50%) lot coverage maximum.
- e. Community Facilities – Sixty (60) foot height maximum and fifty percent (50%) lot coverage maximum.
- f. Commercial Recreation – Thirty five (35) foot height maximum.

Policy 13.2 Within the TOC land use category, the following mix of uses shall be included within the designated land. Commercial, Office, Industrial and Residential uses shall be the principal uses. In addition, the maximum intensity allowed within the TOC is as indicated below:

	Existing Built (SF/Units)	TOC Need (SF/Units)	TOC Max.
Commercial:	4,104,894 3,082,992	350,000	4,454,894 3,432,992
Office	521,159 505,580	850,000	1,371,159 1,355,280
Industrial	1,330,884 1,381,766	500,000	1,830,884 1,881,766
Residential:	1,716 2,855 units	3,000 1849 units.	3,565 4,704 units
Hotel:	55 rooms	500 rooms	555 rooms
Rec & Open	35 16 acres	NA 19 acres	NA 35 acres

Policy 13.3 Residential use is required as a principal component within a Transit Oriented Corridor. The location of residential uses shall be incorporated into a mixed use project or mixed use building with the location of residential uses consistent with those identified within the SR7/441 Corridor Master Plan. Exclusively residential buildings, not part of an overall mixed use project, shall be discouraged unless supporting commercial and office is within 1000’ linear feet. The TOC through implementing regulations or agreements shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

No more than 1,849 additional residential dwelling units shall be permitted within the SR7/441 TOC during the planning horizon of ~~2015~~ 2025. However, in the event that additional residential dwelling units are requested before the ~~2015~~ 2025 planning horizon, the City Commission will hear such request and determine if additional units are necessary to further the SR7/441 Corridor Master Plan. In no case, shall development proceed before the necessary concurrency requirements have been addressed.

A total of 15% of the residential units shall be provided as affordable housing. ~~Affordable housing shall be encouraged as bonus density consistent with Broward County Planning Council Administrative Rules Document, Article 8.~~ The City shall create a mechanism to ensure that affordable housing, required as part of this land use category shall remain affordable in the future. The intent of the affordable housing is to ensure that those affordable units are integrated into a development proposal and not easily identified by location or design within the overall community. The City will work with the CRA to develop programs to develop a land trust, streamlined permitting, programs to work with major employers and agencies to construct workforce housing units as part of the master redevelopment plan, and other programs and policies that will promote the affordability of housing units. The land development regulations will be developed in a manner that encourages new residential development within the TOC to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering, and vertical integration of residential units with non-residential units.

Residential density shall be distributed along the corridor consistent with the SR7/441 Corridor Master Plan. Residential densities shall be provided for as follows:

<i>Location</i>	<i>Units</i>
North of Town Center	300 D.U.
Town Center	1,249 D.U.
South of Town Center	300 D.U.

Nothing in this policy shall limit the ability to address future redevelopment needs in the planning horizon post ~~2015~~ 2025 or to expand existing public water and wastewater facilities. Total residential and non-residential development may be limited by available water supply and wastewater treatment. ~~The amount of development permitted within the TOC has been calibrated to match existing water and wastewater capacities and reflects a projected capacity of the existing public water and wastewater facilities.~~ No more than 1,849 additional residential units shall be permitted unless it can be demonstrated that sufficient wastewater and water supply is available or necessary upgrades are incorporated into the Capital Improvements Program and Element.

ATTACHMENT 3
LOCAL PLANNING AGENCY AND CITY COMMISSION NEWSPAPER ADVERTISEMENT

ATTACHMENT 4
LEGAL DESCRIPTION

DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF PARCEL A, HERITAGE PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 7;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD 7 TO A POINT ON THE NORTH LINE OF SERINO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PG 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF SW 8TH COURT;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF SW 8TH COURT AND ITS WESTERLY EXTENSION TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 7, SAID POINT ALSO LYING ON THE EAST LINE OF PARCEL A, KELLY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD 7 AND SAID EAST LINE OF PARCEL A TO A POINT ON THE NORTH LINE OF SAID PARCEL A;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE SAID PARCEL A, TO THE NORTHWEST CORNER OF SAID PARCEL A, ALSO BEING THE NORTHEAST CORNER OF KIMBERLY VILLAGE SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE CONTINUE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID KIMBERLY VILLAGE SECTION ONE, TO THE SOUTHEAST CORNER OF PARCEL A, THE FOREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID PARCEL A, THE FOREST TO THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT ALSO LYING ON THE SOUTH LINE OF THE KIMBERLY TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID KIMBERLY TOWNHOMES AND ITS WESTERLY EXTENSION TO THE CENTERLINE OF SW 64TH TERRACE;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF SW 64TH TERRACE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SW 7TH STREET;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF SW 7TH STREET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF KIMBERLY FOREST SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF APPLGREEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 77, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID KIMBERLY FOREST SECTION TWO AND ITS SOUTHERLY EXTENSION AND THE WEST LINE OF SAID APPLGREEN SUBDIVISION AND ITS SOUTHERLY EXTENSION TO THE NORTHEAST CORNER OF SAID KIMBERLY FOREST SECTION TWO, ALSO BEING THE NORTHWEST CORNER OF SAID APPLGREEN SUBDIVISION, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF SW 3RD STREET;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE SAID APPLGREEN SUBDIVISION AND SAID SOUTH RIGHT OF WAY LINE OF SW 3RD STREET AND ITS EASTERLY EXTENSION TO THE SOUTHEAST CORNER OF SOUTHGATE FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID SOUTHGATE FOURTH ADDITION TO THE NORTHEAST CORNER OF SAID PLAT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTHGATE BOULEVARD;

THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID SOUTHGATE FOURTH ADDITION TO THE SOUTHEAST CORNER OF SOUTHGATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SOUTHGATE BOULEVARD;

THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID SOUTHGATE, THE WEST LINE OF FASHION CENTRE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE WEST LINE OF B.P.P. PROPERTIES I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TO THE NORTHEAST CORNER OF SAID SOUTHGATE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID B.P.P. PROPERTIES I, AND ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE C-14 CANAL;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID B.P.P. PROPERTIES I AND THE SOUTH RIGHT OF WAY LINE OF SAID C-14 CANAL TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 7;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID WEST RIGHT OF WAY LINE OF SAID STATE ROAD 7 TO THE SOUTHEAST CORNER OF PARCEL B, MARGATE REALTY NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF SAID C-14 CANAL;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PARCEL B AND ALSO THE NORTH RIGHT OF WAY LINE OF SAID C-14 CANAL TO THE SOUTHWEST CORNER OF SAID PARCEL B, MARGATE REALTY NO. 2;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL B AND ITS NORTHERLY EXTENSION TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF NW 1ST STREET;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID CENTERLINE OF NW 1ST STREET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF NW 60TH AVENUE;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF NW 60TH AVENUE TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF NW 3RD STREET;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE OF NW 3RD STREET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF PARCEL A, SAID MARGATE REALTY NO. 2;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL A AND ITS SOUTHERLY EXTENSION TO THE NORTHWEST CORNER OF SAID PARCEL A, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 3, HAMMON HEIGHTS SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID MARGATE REALTY NO. 2 AND ITS EASTERLY EXTENSION TO THE NORTHWEST CORNER OF BLOCK 2 OF SAID MARGATE REALTY NO. 2, ALSO BEING THE SOUTH LINE OF BLOCK 2 OF SAID HAMMON HEIGHTS SECTION ONE AND ITS EASTERLY EXTENSION SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 2 OF SAID HAMMON HEIGHTS SECTION ONE;

THENCE CONTINUE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID MARGATE REALTY NO. 2 TO THE SOUTHWEST CORNER OF SAID PLAT, SAID POINT ALSO LYING ON THE EAST LINE OF BLOCK D OF ORIOLE-MARGATE SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID BLOCK D, ORIOLE - MARGATE SECTION 1 TO THE NORTHEAST CORNER OF SAID BLOCK D, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL D OF SAID PLAT;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PARCEL D AND ITS WESTERLY EXTENSION TO THE SOUTHEAST CORNER OF PARCEL B, ORIOLE-MARGATE SECTION 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE CONTINUE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PARCEL B TO THE SOUTHWEST CORNER OF SAID PARCEL B, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NW 69TH AVENUE;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID EAST RIGHT OF WAY LINE OF NW 69TH AVENUE TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF PARCEL A OF SAID ORIOLE-MARGATE SECTION 2 RECORDED ON PLAT BOOK 71, PAGE 23 OF THE BROWARD COUNTY PUBLIC RECORDS;

THENCE RUN IN A WESTERLY DIRECTION WEST THE SOUTH LINE OF SAID PARCEL A AND ITS WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID PARCEL A, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF A 100 FEET CANAL AS SHOWN ON SAID ORIOLE - MARGATE SECTION 2;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF SAID CANAL AND ITS NORTHERLY EXTENSION TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF WEST ATLANTIC BOULEVARD;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE OF WEST ATLANTIC BOULEVARD TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF NW 65TH AVENUE;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF NW 65TH AVENUE TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF NW 9TH STREET;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE OF NW 9TH STREET TO A POINT INTERSECTION WITH THE CENTERLINE OF W RIVER DRIVE;

THENCE CONTINUE IN AN EASTERLY DIRECTION TO THE NORTHWEST CORNER OF LOT 8, BLOCK 38, MARGATE SIXTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF W RIVER DRIVE;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 8 AND ITS EASTERLY EXTENSION TO THE CENTERLINE OF A CANAL RIGHT OF WAY AS SHOWN ON SAID MARGATE SIXTH ADDITION;

THENCE MEANDER IN A NORTHERLY DIRECTION ALONG THE CENTERLINE OF SAID CANAL RIGHT OF WAY AS SHOWN ON MARGATE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 42, BLOCK 19, MARGATE FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION TO THE NORTHEAST CORNER OF SAID LOT 42, BLOCK 19, MARGATE FOURTH ADDITION, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF SAID 50 CANCL RIGHT OF WAY, AS SHOWN ON MARGATE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF SAID CANAL RIGHT OF WAY TO THE NORTHEAST CORNER OF LOT 31, BLOCK 16, AS SHOWN ON THE MARGATE FOURTH ADDITION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF NW 18TH STREET;

THENCE RUN IN A NORTHERLY DIRECTION TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 6, IBEC ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF NW 18TH STREET AND ON THE WEST RIGHT OF WAY LINE OF MARGATE RIVER AS SHOWN ON SAID PLAT;

THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG SAID WEST RIGHT OF WAY LINE OF MARGATE RIVER AND ITS NORTHERLY EXTENSION TO A POINT ON THE ON THE NORTH RIGHT OF WAY LINE OF IBEC BOULEVARD (ROYAL PALM BOULEVARD) AS SHOWN ON SAID IBEC ADDITION NUMBER THREE, ALSO BEING THE SOUTHEAST CORNER OF LOT 38, BLOCK 4, IBEC ADDITION NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF SAID MARGATE RIVER TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 100 FOOT WIDE CANAL RIGHT OF WAY AS SHOWN ON SAID IBEC ADDITION NO. 8, SAID POINT ALSO LYING ON THE SOUTH LINE OF NORTH MARGATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF SAID 100 FOOT WIDE CANAL RIGHT OF WAY AND SAID SOUTH LINE OF THE NORTH MARGATE TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF EAST RIVER DRIVE;

THENCE MEANDER IN A NORTHERLY DIRECTION ALONG THE CENTERLINE OF SAID EAST RIVER DRIVE TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF WINFIELD BOULEVARD;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF SAID OF SAID WINFIELD BOULEVARD TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 37 THROUGH 47, BLOCK 1, NORTH MARGATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID WEST LINE OF LOTS 37 THROUGH 47, BLOCK 1 AND THEIR SOUTHERLY EXTENSION TO THE NORTHWEST CORNER OF SAID LOT 47, BLOCK 1, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY OF SAID WINFIELD BOULEVARD;

THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF LOTS 37 THROUGH 47, BLOCK 1, AND THEIR NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A CANAL RIGHT OF WAY AS SHOWN ON SAID PLAT OF NORTH MARGATE;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF SAID CANAL TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF PARCEL A, COLONIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL A, COLONIAL PARK AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 29203, PAGE 131 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICAL RECORDS BOOK 29203, PAGE 131;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED ON OFFICIAL RECORD BOOK 20203, PAGE 131 TO THE NORTHWEST CORNER OF SAID LANDS;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LANDS TO THE NORTHWEST CORNER OF SAID PARCEL A, COLONIAL PARK;

THENCE CONTINUE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID PARCEL A, COLONIAL PARK AND THE SOUTH LINE OF THE SUBDIVISION RESURVEY OF CORAL HARBOR ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

MISCELLANEUS MAP BOOK 8, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ITS WESTERLY EXTENSION, TO THE SOUTHEAST CORNER OF SAID PLAT;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID SUBDIVISION RESURVEY OF CORAL HARBOR TO THE NORTHEAST CORNER OF SAID PLAT;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SUBDIVISION RESURVEY OF CORAL HARBOR TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING THE SOUTHWEST CORNER NEWTH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID NEWTH PLAT AND ITS NORTHERLY EXTENSION TO THE CENTERLINE OF NW 31ST STREET;

THENCE MEANDER IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF NW 31ST STREET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAMPLE ROAD LAND, INC., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SAMPLE ROAD LAND, INC. PLAT AND ITS WESTERLY EXTENSION AND ALSO THE NORTH LINE OF MARGATE PLAZA NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO THE CENTERLINE OF STATE ROAD 7;

THENCE RUN IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF STATE ROAD 7 TO THE INTYERSECTION WITH THE CENTERLINE OF SAMPLE ROAD AS SHOWN ON PEPPERTREE PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE OF SAMPLE ROAD TO THE INTERSECTION WITH THE CENTERLINE OF NW 54TH AVENUE AS SHOWN ON SAID PLAT OF PEPPERTREE PLAZA;

THENCE MEANDER IN A SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF NW 54TH AVENUE TO A POINT WHICH IS 58 FEET NORTH OF AND PERPENDICULAR TO THE NORTH LINE OF ALEXANDER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID PERPENDICULAR LINE TO THE NORTH LINE OF SAID ALEXANDER PLAT, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF NW 54TH AVENUE;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID ALEXANDER PLAT AND ALSO ALONG THE NORTH LINE OF CORAL GATE COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO THE NORTHEAST CORNER OF SAID PLAT;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID CORAL GATE COMMERCIAL AND ITS SOUTHERLY EXTENSION TO THE SOUTH RIGHT AWAY

LINE OF NW 29TH STREET SAID POINT ALSO LYING ON THE NORTH LINE OF TRACT 64 PALM BEACH FARMS COMPANY PLAT NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH, NOW BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID TRACT 64 AND ALSO THE SOUTH RIGHT OF WAY LINE OF SAID NW 29TH STREET, TO THE NE CORNER OF SAID TRACT 64;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID TRACT 64 TO THE NORTH LINE OF TRACTS 89 AND 90 OF SAID PALM BEACH FARMS COMPANY PLAT NO.3;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID TRACTS 89 AND 90 TO THE EAST LINE OF CARY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID CARY PLAT AND ITS SOUTHERLY EXTENSION TO THE NORTHEAST CORNER OF MARGATE SHOPPES SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID MARGATE SHOPPES SUBDIVISION TO THE SOUTHEAST CORNER OF SAID PLAT;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID MARGATE SHOPPES SUBDIVISION TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 7;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID EAST RIGHT OF WAY LINE OF STATE ROAD 7 TO THE NORTH LINE OF TRACT 91 OF SAID PALM BEACH FARMS COMPANY PLAT NO.3;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF TRACT 91 TO THE EAST LINE OF SAID TRACT 91;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID TRACT 91 AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF A CANAL RIGHT OF WAY, SAID POINT ALSO LYING ON THE NORTH LINE OF MARGATE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 28, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF MARGATE COMMERCIAL CENTER AND THE NORTH LINE OF SHERMAN PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ITS EASTERLY EXTENSION TO THE INTERSECTION WITH THE CENTERLINE OF BANKS ROAD;

THENCE MEANDER IN A SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF BANKS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 38963, PAGE 1181, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 38963, PAGE 1181, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION TO THE NORTH RIGHT OF WAY LINE OF COCONUT CREEK PARKWAY AS SHOWN ON CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHERLY MOST SOUTHEAST CORNER OF PARCEL A, CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF COCONUT CREEK PARKWAY;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE TO THE INTERSECTION WITH THE CENTERLINE OF BANKS ROAD;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF BANKS ROAD TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LAKEWOOD PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 35, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 25680, PAGE 430, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE MEANDER IN A WESTERLY, SOUTHERLY, EASTERLY, AND NORTHERLY DIRECTION ALONG THE LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 25680, PAGE 430, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ITS EASTERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LAKEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AND ITS EASTERLY EXTENSION TO THE INTERSECTION WITH THE CENTERLINE OF BANKS ROAD;

THENCE MEANDER IN A SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF BANKS ROAD TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LULAND PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE NORTHEAST CORNER OF SAID LULAND PLAT;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LULAND PLAT TO THE SOUTHEAST CORNER OF SAID PLAT, SAID POINT ALSO LYING ON THE NORTH LINE OF WEST ATLANTIC BOULEVARD;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID NORTH RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD TO THE NORTHERLY EXTENSION OF THE WEST LINE OF ATLANTIC BAPTIST CHURCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID WEST LINE OF ATLANTIC BAPTIST CHURCH AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH LINE OF TRACT C, WOODLAKE SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 118, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF TRACTS C, AND B, OF SAID WOODLAKE SHORES PLAT TO THE NORTHWEST CORNER OF SAID TRACT B SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT A OF SAID PLAT;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID TRACT A, WOODLAKE SHORES PLAT TO THE SOUTHEAST CORNER OF TRACT D, LAKEWOOD COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID TRACT D, TO THE SOUTHWEST CORNER OF SAID TRACT;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID TRACT D, AND ITS NORTHERLY EXTENSION TO THE INTERSECTION WITH THE CENTERLINE OF WEST ATLANTIC BOULEVARD;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID CENTERLINE OF WEST ATLANTIC BOULEVARD TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT C, OF SAID LAKEWOOD COMMERCIAL PLAT;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID TRACT C, LAKEWOOD COMMERCIAL;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID TRACT C, TO THE SOUTHWEST CORNER OF SAID TRACT C;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID TRACT C, AND ITS NORTHERLY EXTENSION TO THE INTERSECTION WITH A CENTERLINE OF NORTH ATLANTIC BOULEVARD;

THENCE RUN IN A WESTERLY DIRECTION TO AN INTERSECTION WITH THE EAST LINE OF TRACT B, LAKEWOOD COMMERCIAL AND ITS NORTHERLY EXTENSION;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID TRACT B AND ALSO ALONG THE SOUTH LINE OF DUS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TO THE SOUTHWEST CORNER OF SAID DUS PLAT;

THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID DUS PLAT TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF RESUBDIVISION OF LOT 32, BLOCK 3, HAMMON HEIGHTS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO THE SOUTHWEST CORNER OF LOT A OF SAID PLAT;

THENCE CONTINUE IN A WESTERLY DIRECTION ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT A TO THE EAST LINE OF LOT 28, BLOCK 4, HAMMON

HEIGHTS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY , FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 4, HAMMON HEIGHTS SECTION 3;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT 28, 1, 2, AND 3, BLOCK 4, AND ITS WESTERLY EXTENSION TO THE EAST LINE OF LOT 2, BLOCK 3, SAID HAMMON HEIGHTS SECTION 3;

THENCE RUN IN A SOUTHERLY DIRECTION TO THE SOUTHEAST CORNER OF SAID LOT 2, HAMMON HEIGHTS SECTION 3;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS WESTERLY EXTENSION TO THE EAST LINE OF BLOCK 1, HAMMON HEIGHTS SECTION 3;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID BLOCK 1 TO THE SOUTHEAST CORNER OF SAID BLOCK 1 SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF THE C-14 CANAL;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID BLOCK 1, AND SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 7;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID EAST RIGHT OF WAY LINE OF STATE ROAD 7 TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE C-14 CANAL;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF THE C-14 CANAL TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 30028, PAGE 189, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 30028, PAGE 189, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TO THE SOUTHEAST CORNER OF SAID LANDS;

THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LANDS TO THE INTERSECTION WITH AZTEC BOULEVARD;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID CENTERLINE OF AZTEC BOULEVARD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 41086, PAGE 312, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID EASTERLY EXTENSION TO A POINT ON THE NORTH LINE OF AZTEC PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF AZTEC BOULEVARD;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID NORTH LINE OF THE AZTEC PLAT AND ITS WESTERLY EXTENSION AND THE SOUTH LINE OF SAID AZTEC

BOULEVARD AND ITS WESTERLY EXTENSION TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROAD 7;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF STATE ROAD 7 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID AZTEC PLAT;

THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID AZTEC PLAT AND ITS WESTERLY EXTENSION TO THE NORTHEAST CORNER OF THE NOT INCLUDED PORTION OF SAID AZTEC PLAT;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID NOT INCLUDED PORTION TO THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID AZTEC PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF BLOCK 16, MARGATE ESTATES SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF BLOCK 16, SAID MARGATE ESTATES SECTION 1, AND ITS SOUTHERLY EXTENSION TO THE INTERSECTION WITH THE CENTERLINE OF SOUTHWEST 6TH STREET;

THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF BLOCK 17, SAID MARGATE ESTATES SECTION 1 AND ITS NORTHERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID BLOCK 17;

THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF BLOCK 2, AND ITS NORTHERLY EXTENSION, SERINO PARK SECTION 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 16, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA, TO THE SOUTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF BLOCK 2, SERINO PARK SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID BLOCK 2, SERINO PARK SECTION 3 AND ITS SOUTHERLY EXTENSION TO THE INTERSECTION WITH THE CENTERLINE OF SW 8TH COURT;

THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 5 OF SAID SERINO PARK SECTION 3;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID BLOCK 5 TO THE SOUTHWEST CORNER OF SAID BLOCK 5 SAID POINT ALSO LYING ON THE NORTH LINE OF BLOCK A, HERITAGE PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN IN A WESTERLY DIRECTION ALONG SAID NORTH LINE OF BLOCK A TO THE NORTHEAST CORNER OF PARCEL B SAID HERITAGE PINES;

THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID PARCEL B, HERITAGE PINES AND ITS SOUTHERLY EXTENSION TO THE INTERSECTION WITH THE CENTERLINE OF KIMBERLY BOULEVARD, AS SHOWN ON SAID PLAT;

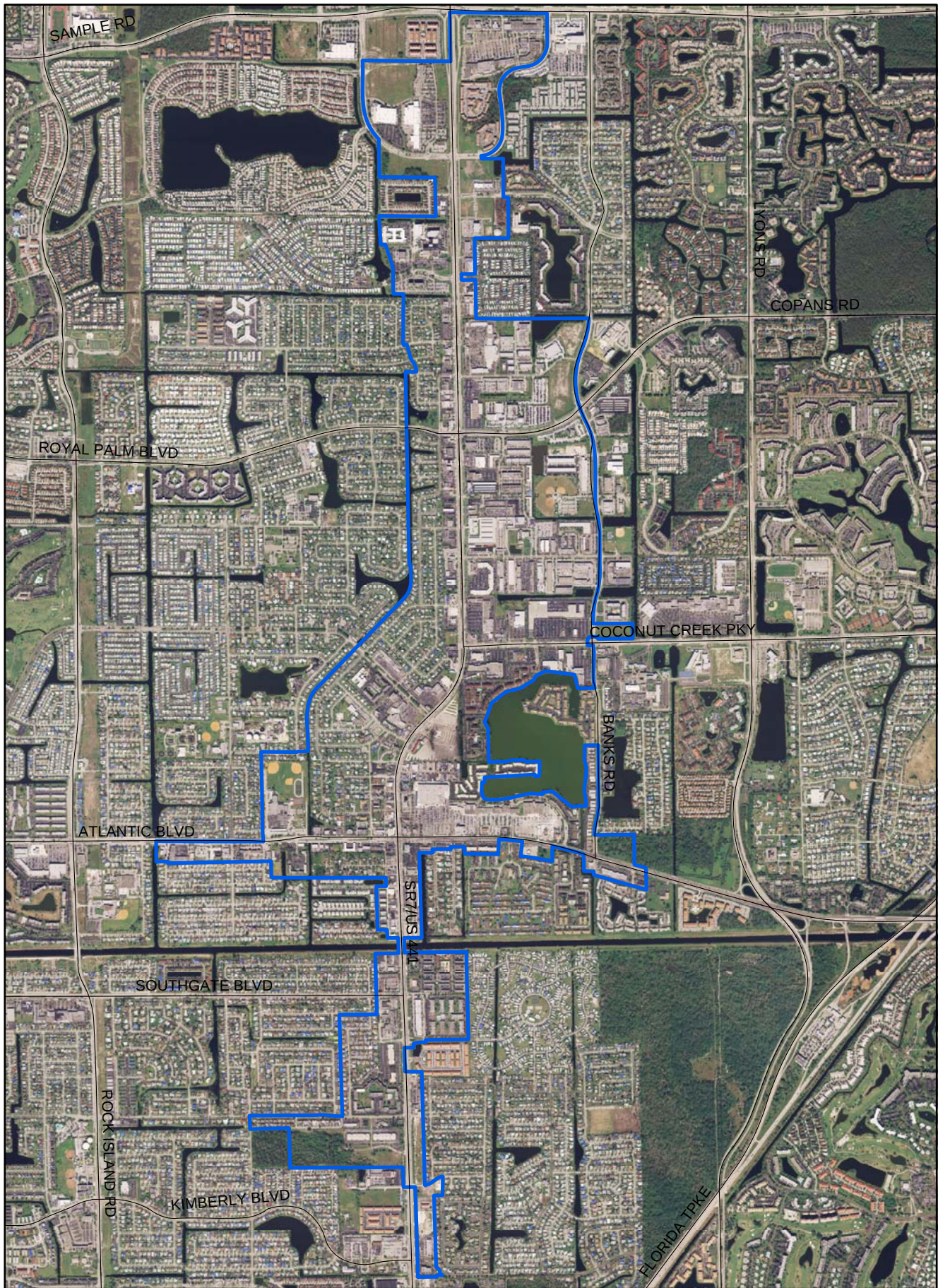
THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE TO A POINT WHICH IS PERPENDICULAR TO THE SOUTHEAST CORNER OF PARCEL A OF SAID PLAT OF HERITAGE PINES;

THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PARCEL A TO THE SOUTHWEST CORNER OF SAID PARCEL A ALSO BEING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 7, AND THE POINT OF BEGINNING.

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

ATTACHMENT 5
PROJECT LOCATION MAP

Margate SR7 Corridor



0 0.25 0.5 1 Miles

ATTACHMENT 6
ADJACENT LAND USE DESIGNATIONS

Margate SR7 Corridor

ADJACENT LAND USE

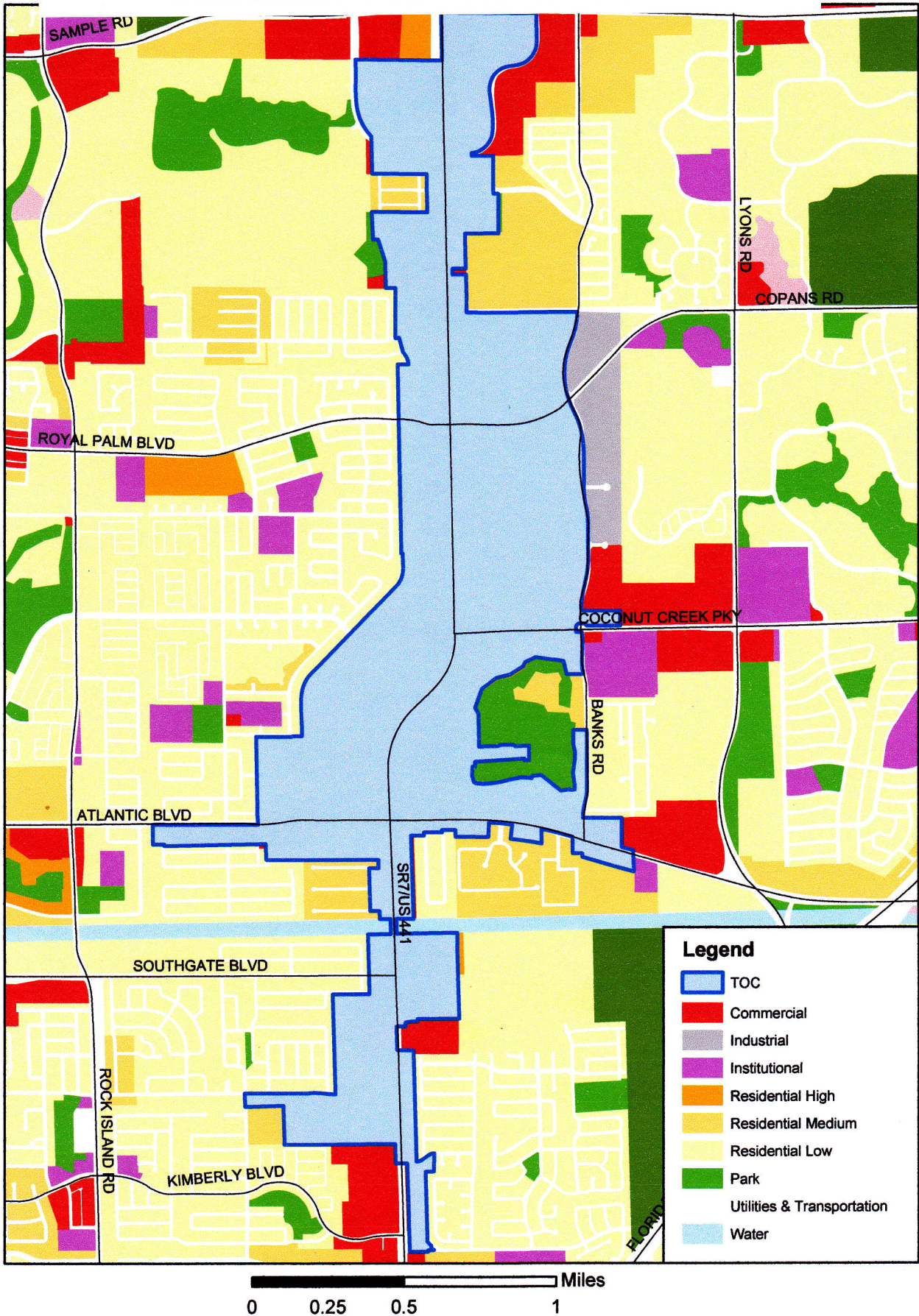


EXHIBIT A
LETTER FROM MARGATE UTILITIES FOR SEWER AND WATER SERVICE

EXHIBIT A



INTEROFFICE MEMORANDUM

FROM THE DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES

DATE: October 8, 2015

TO: Ben Ziskal, AICP, CEcD, Director of Economic Development

FROM: Kelly McAtee, P.E., LEED A.P., Engineering Manager *Kelly M McAtee*

RE: **Sanitary Sewer Analysis and Potable Water Analysis for the State Road 7
Transit Oriented Corridor Land Use Plan Amendment Application**

I have reviewed items 1 through 4 of the sanitary sewer analysis for the referenced application. I have verified the plant and permit information shown and the current demand and committed flows are correct. The projected flows are realistic given the population projections provided to me, the current per capita flow, and the proposed future land uses.

I have also reviewed items 1 through 5 of the potable water analysis for the referenced application. I have verified the plant and permit information shown and the current demand and committed flows are correct. The projected flows are realistic given the proposed future land uses.

cc: Reddy Chitepu, P.E., LEED A.P., Director (by email)

EXHIBIT B
LETTER FROM BROWARD COUNTY WATER MANAGEMENT DISTRICT AND COCOMAR
WATER CONTROL DISTRICT

EXHIBIT B

Jean Dolan

From: Crouse, John <JCROUSE@broward.org>
Sent: Monday, October 05, 2015 11:45 AM
To: 'Jean Dolan'
Cc: Heilman, Joseph
Subject: RE: Margate Land Use Plan Amendment

The information contained in Items 1-5 in your 10/1/2015 e-mail reflect current drainage level of service standards.



John M. Crouse, P.E., Director
Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office: 954-831-0765
www.broward.org



From: Jean Dolan [mailto:jdolan10@comcast.net]
Sent: Thursday, October 1, 2015 1:22 PM
To: Crouse, John <JCROUSE@broward.org>
Subject: Margate Land Use Plan Amendment

Mr. Crouse - As you know, the Broward County Planning Council requires drainage service provider correspondence be included in Land Use Plan Amendment Applications to confirm the accuracy of the drainage related response in the Application. The attached drainage section for your review is within the City of Margate's SR 7 Transit Oriented Corridor. A location map is attached. This application, being prepared by the City of Margate, is to correct some mistakes in the "basket of rights" approved back in 2007 and won't create any new entitlements.

Let me know if you have questions. An email response that includes your email signature should suffice to meet the requirements.

Thanks,
Jean E. Dolan, AICP
RMA Planning Consultant
Cell: 954.253.9270

EXHIBIT C
LETTER FROM BROWARD COUNTY WASTE AND RECYCLING SERVICES

EXHIBIT D
LETTER FROM BROWARD COUNTY TRANSIT

EXHIBIT D

Page 1 of 2



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

October 6, 2015

Jean E. Dolan, AICP
City of Margate
5790 Margate Blvd
Margate, FL 33063

RE: Transit Service Verification – State Road 7 TOC LUPA

Dear Ms. Dolan:

Broward County Transit (BCT) has reviewed your correspondence dated October 1, 2015 regarding the State Road 7 TOC LUPA located in City of Margate for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site include BCT Routes 19, 34, 42, 60, 62, 83, and US441 Breeze, and City of Margate Inner-City Transit routes A, As, C, and D. Please refer to the following table for detailed information:

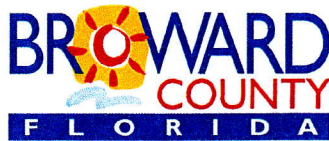
BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 19	Weekday	4:35a – 12:33x	20 Minutes
	Saturday	5:10a –12:27x	15 Minutes
	Sunday	6:15a – 11:27p	20 Minutes
BCT 34	Weekday	5:00a – 10:50p	15/20 Minutes
	Saturday	5:40a – 10:46p	40/45 Minutes
	Sunday	7:55a – 8:44p	40/45 Minutes
BCT 42	Weekday	5:20a – 11:00p	30 Minutes
	Saturday	5:40a – 10:15p	60 Minutes
	Sunday	8:45a – 8:20p	60 Minutes
BCT 60	Weekday	5:10a – 11:09p	20/30 Minutes
	Saturday	5:20a – 11:28p	30/35 Minutes
	Sunday	9:05a – 8:28p	50 Minutes
BCT 62	Weekday	5:00a – 9:34p	40 Minutes
	Saturday	6:20a – 8:07p	60 Minutes
	Sunday	8:20a – 8:05p	60 Minutes
BCT 83	Weekday	5:40a – 9:25p	30/40 Minutes
	Saturday	6:20a – 9:05p	60 Minutes
	Sunday	9:00a – 7:45p	50 Minutes

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Dale V.C. Holness • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
Broward.org

EXHIBIT D

Page 2 of 2



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT US441 Breeze	Weekday Saturday Sunday	5:15a – 8:01p Not In Service Not In Service	20 Minutes Not In Service Not In Service
Margate A	Weekday Saturday Sunday	7:30a – 4:30p Not In Service Not In Service	60 Minutes Not In Service Not In Service
Margate As	Weekday Saturday Sunday	Not In Service 7:30a – 4:47p Not In Service	Not In Service 70 Minutes Not In Service
Margate C	Weekday Saturday Sunday	7:30a – 4:30p Not In Service Not In Service	60 Minutes Not In Service Not In Service
Margate D	Weekday Saturday Sunday	7:20a – 4:20p Not In Service Not In Service	60 Minutes Not In Service Not In Service

Future fixed-route bus improvements including shorter headways, weekend service, expanded service span, route extensions, and new enhanced bus service along US 441/SR 7 and Sample Road are specified in the Broward County Transit Development Plan (TDP) and/or Broward MPO 2040 Long Range Transportation Plan (LRTP).

If I can be of further assistance on this matter please feel free to contact me by phone at (954) 357-8381 or email nsofoul@broward.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicholas A. Sofoul".

Nicholas A. Sofoul, AICP
Senior Planner
Service and Capital Planning

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Dale V.C. Holness • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
Broward.org