

**APPLICATION FOR AMENDMENT
TO THE LAND USE PLAN**

Nove of Margate

**7870 Margate Blvd.
City of Margate**

September 16, 2024

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, including the date that the local governing body held the transmittal public hearing. 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.**

A transmittal letter signed by the City Manager with a copy of the signed ordinance has been provided with this submittal.

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

Elizabeth Taschereau,
Development Services Director
City of Margate
901 NW 66 Avenue
Margate, Florida 33063
Telephone: 954-884-3686
E-mail: etaschereau@margatefl.com

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

The summary minutes from the Planning & Zoning Board meeting and City Commission meeting have been provided with this submittal.

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

The public notification related to the proposed amendment will comply with Florida Statutes and the City of Margate Code of Ordinances. The Applicant will provide public notice of the public hearings for this amendment by posting a sign on the property and by providing mailed notice to property owners within 1,500 feet of the area that is subject to the land use plan amendment. The City of Margate will provide published notice in accordance with Florida Statutes.

E. 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.)

This amendment is not any of the following application types described above.

2. APPLICANT INFORMATION**A. Name, title, address, telephone, facsimile number and e-mail of the applicant.**

Fimiani Development Corporation
5301 N. Federal Highway, Suite 350
Boca Raton, FL 33486
Contact: Michael Fimiani
Telephone: 561-395-8882
E-mail: mike@fimiani.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Greenspoon Marder
Matthew H. Scott, Partner
PNC Building
200 East Broward Blvd. Suite 1800
Fort Lauderdale, Florida 33301
PH: (954) 333-4372
Email: matthew.scott@gmlaw.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Margate Executive Golf Course, LLC
5301 N. Federal Highway, Suite 350
Boca Raton, FL 33486
Contact: Michael Fimiani
Telephone: 561-395-8882
E-mail: mike@fimiani.com

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The project consists of two parcels totaling +/- 21.96 gross acres and is generally located on the south side of Margate Boulevard between NW 76th Avenue and NW 79th Avenue ("Property") within the City of Margate ("City"). Previously developed as a 9-hole golf course which is now closed, the Property is identified by folio numbers 484135050030 ("Parcel 1") & 484135080010 ("Parcel 2"). Parcel 1 is 21.33 gross acres in size and is designated as Commercial Recreation within an Irregular 7.6 Residential Dashed Line Area on the City's Future Land Use Map and a designation

of Recreation & Open Space within an Irregular 7.6 Residential Dashed Line Area on the Broward County Future Land Use Map. Parcel 2 is 0.63 gross acres in size and is designated as R(7) within an Irregular 7.6 Residential Dashed Line Area on the City's Future Land Use Map and a designation of Irregular Residential (7.6) within a Dashed Line Area on the Broward County Future Land Use Map.

The gross acreage of the Irregular 7.6 Residential dashed line area is 104.3 acres. Based on the maximum allowable density of 7.6 dwelling unit/acres, 792 dwelling units are permitted to be developed in the dashed line area. City staff confirmed that there are 742 dwelling units constructed in the dashed line area, leaving 50 remaining units that could be constructed on the Property. The Applicant is proposing to develop 132 residential units ("Project") on the Property. This requires an amendment to the land use plan designation on the Property to add an additional 82 dwelling units to the overall dashed line area.

With the development of the Project, the Applicant is dedicating 1.21 net acres of land along Margate Blvd. to be redeveloped as public open space park area. This includes a portion of Parcel 1 and all of Parcel 2 (as identified on the site plan). This area of land will be dedicated for public use and will increase the City's total acreage of open space area towards meeting the City's Open Space Level of Service Standards of 3 acres per 1,000 residents. The City's current Community Parks Inventory tables indicate that there are 197.74 acres of open space existing in the City that can be used to meet the adopted level of service. The addition of this park area will increase the City's open space area to 198.95 net acres.

Applicant is requesting the following amendments: 1.) an amendment to change the future land use designation of 1.11 gross acres of Parcel 1 from Commercial Recreation to Parks on the City's Future Land Use Map and Recreation & Open Space on the County's Future Land Use Map and amend 20.24 gross acres of Parcel 1 from Commercial Recreation to Residential (7); 2.) change the future land use designation of Parcel 2 from Residential (7) to Parks on the City's Future Land Use Map and Recreation & Open Space on the County's Future Land Use Map; 3.) to amend the overall density of the Dashed Line Area from 7.6 to 8.38, allowing a total of 874 dwelling units within the dashed line area.

The number of golf courses in the U.S. has declined steadily since 2006. This golf course, which is near an 18-hole golf course, was a victim of the overall trend as it has experienced consistent reductions in the amount of play. For the past few years, the golf course was losing money to the point that it no longer made sense to keep the facility open for business. Therefore, the decision was made to close the golf course and pursue redevelopment.

The proposed development will revitalize an underutilized property with a new residential community which will increase the City's tax base and tax revenues. An economic impact study conducted by Econsult Solutions, Inc. (Exhibit A) demonstrates that the proposed new development will generate property tax revenues between \$592,717 to \$825,033. This is an increase of \$591,561 to \$823,878 beyond what the property is currently generating in property taxes. In addition, the Proposed Amendment will provide employment opportunities during construction and long-term tax revenues for the City.

3. AMENDMENT SITE DESCRIPTION

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

The Property is located on the south side of Margate Boulevard west of NW 76th Avenue and consists of 21.96 gross acres. The dashed line area is 104.3 gross acres.

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

The survey and legal description of the property is attached as Exhibit B.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

A location map of the property showing the proposed land uses is attached as Exhibit C.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

	Broward County	City of Margate
Current	21.33 gross acres of Recreation and Open Space in an Irregular (7.6) Residential dashed line area 0.63 acres of Irregular Residential (7.6) within a Dashed Line Area on the Broward County Future Land Use Map.	21.33 gross acres of Commercial/Recreation in the Irregular 7.6 Residential Dashed Line Area 0.63 gross acres of R(7) within an Irregular 7.6 Residential Dashed Line Area
Proposed	20.24 gross acres of Irregular (8.38) Residential dashed line area 1.72 gross acres of Recreation & Open Space in an Irregular (8.38) Residential Dashed Line Area	20.24 gross acres of Residential (7) within the Irregular 8.38 Residential Dashed Line Area 1.72 gross acres of Parks within the Irregular 8.38 Residential Dashed Line Area

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

To date, the flexibility provisions of the Broward County Land Use Plan have not been used for this Property or any adjacent areas.

C. Existing use of amendment site and adjacent areas.

Subject Property:	Vacant / previously a 9-hole golf course
Adjacent Properties:	North: Multi-family, Single-family in NE Corner
	South: Multi-family
	East: Single-story Villas, Multi-family
	West: Multi-family, Single Family

D. Proposed use of the amendment site including square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The Applicant proposes to add an additional 82 dwelling units to the dashed line area, allowing a total of 874 dwelling units. The analyses provided throughout the application are based on the additional dwelling 82 dwelling units being added to the dashed line area.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

The dashed line area currently allows a density of 7.6 dwelling units per acre. Based on a gross acreage of 104.3 for the entire dashed line area, this yields a total of 792 permitted residential units within the dashed line area. To date, 742 dwelling units have been developed within the dashed line area. The analyses provided throughout the application are based on the existing maximum number of dwelling units permitted within the dashed line area, 792.

5. 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. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

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

The potable water level of service per the adopted comprehensive plan is 335 gallons per day (gpd). The City adopted the 10-Year Water Supply Facilities Work Plan on October 28, 2015. The City drafted an updated 10-Year Water Supply Facilities Work Plan that was ready for adoption in 2020. The plan was not adopted, and the City is currently going through the process to adopt the draft 2020 plan.

2. **Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

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

Plant Capacity:

The City's water treatment plant has a design capacity of 13.1 MGD, with an average daily raw water allocation of 10.1 MGD. The current water demand is derived from the average daily flow (ADF) which is 6.5 MGD. The plant operates with a surplus capacity of 3.6 MGD, of which 0.5 MGD has already been committed. The system includes two (2) aboveground storage tanks for finished water with a combined capacity of 3.9 MGD and a remote finished water storage facility with an additional capacity of 2 MGD. No plant expansion or process modifications are planned at this time.

Wells:

The City has 12 raw water wells which draw water from the Biscayne Aquifer, and they are all located in the vicinity of the Water Treatment Plant. There is no specific wellfield that is associated with the amendment. The City's consumptive use permit (CUP) was issued on September 2, 2020, and will expire on December 27, 2065 (Permit Number 06-001121-W). The CUP authorizes a raw water allocation of 10.1 MGD and stipulates an offset of 2.0 MGD from the C-51 reservoir.

Distribution System:

The City maintains a water distribution system that consists of 214 miles of distribution mains and a remote 2-million-gallon finished water storage tank. There is an existing 12" water main that will service the project.

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

Existing Use		
Development Intensity	Generation Rate	Demand
792 dwelling units	335 gpd/ERC	0.2653 MGD
Proposed Use:		
Development Intensity	Generation Rate*	Demand
874 dwelling units	335 gpd/ERC	0.2928 MGD
		Net Change: 0.0275 MGD

4. **Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

A letter from the City of Margate Department of Environmental & Engineering Services has been provided as Exhibit D (Water & Wastewater Letter).

B. Sanitary Sewer Analysis

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

The Level of Service (LOS) standards for the City's wastewater facilities are 100 gallons per day per person based on 3.35 persons per household. This results in 335 gallons per day (gpd) per equivalent residential connection (ERC) for capacity.

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

The City of Margate owns and maintains the entire sanitary wastewater collection and treatment system and is the sole entity responsible for planning, financing, constructing, maintaining, and operating the facilities that collect, transmit, and treat sewage within the service area in which the amendment is located.

The permitted capacity of the wastewater treatment plants is 10.1MGD. The current demand is 6.6 MGD, based on average daily flow (ADF). The surplus capacity at the wastewater treatment plant is 3.5 MGD and of this balance, 0.5 MGD has been committed.

The wastewater treatment plant is scheduled for a 2 MGD expansion in the next five years and funding for this expansion will be through State grants and bonds.

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

Existing Use		
Development Intensity	Generation Rate	Demand
792 dwelling units	335 gpd/ERC	0.2653 MGD
Proposed Use		
Development Intensity	Generation Rate	Demand
874 dwelling units	335 gpd/ERC	0.2928 MGD
		Net Change: 0.0275 MGD

- 4. 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.**

A letter from the City of Margate Department of Environmental & Engineering Services has been provided as Exhibit D (Water & Wastewater Letter).

C. Solid Waste Analysis

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

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

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

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

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

Existing Use		
Development Intensity	Generation Rate	Demand
792 dwelling units	8.9 lbs./unit/day	7,048 lbs./day
Proposed Use		
Development Intensity	Generation Rate*	Demand
874 dwelling units	8.9 lbs./unit/day	7,778 lbs./day
		NET CHANGE: +730 lbs./day

- 4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

An e-mail correspondence from Bob Hely with Wheelabrator Technologies confirming the landfill capacity and a letter from Republic Services confirming capacity to service the project are attached as Exhibit E (Solid Waste Correspondences).

D. Drainage Analysis

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

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

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

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

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

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

Floodplain routing. Calculated flood elevations based on the ten year and one-hundred-year return frequency rainfall of three-day duration shall not exceed the corresponding elevations of the ten year "Flood Criteria Map" and the "100 Year Flood Elevation Map."

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

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

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

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

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

The Subject Property is within the C-14 basin. The requirements of the City of Margate, South Florida Water Management District ("SFWMD") and the Broward County

Development Management and Environmental Review Section will be applied to the ultimate drainage system for the Subject Property.

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

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

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

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

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

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.

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

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

- 6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

A letter from the City of Margate Department of Environmental & Engineering Services has been provided as Exhibit G (Drainage Service Letter).

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

The City of Margate has adopted a level of service for parks/open space of 3 acres per 1,000 population.

- 2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

The community parks inventory has been provided as Exhibit H.

- 3. Identify the net impact on demand for “community parks” acreage, as defined by the City Comprehensive Plan, resulting from this amendment.**

Current Use		
Development Intensity	Generation Rate	Demand
792 Dwelling Units (2.5 per capita)	3 acres/1,000 people	5.94 acres
Proposed Use		
Development Intensity	Generation Rate	Demand
874 Dwelling Units (2.5 per capita)	3 acres/1,000 people	6.55 Acres
NET CHANGE: +0.61 acres		

- 4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

The County projects that the City’s population will be approximately 66,641 in 2040 and 68,660 in 2045. The certified community parks inventory tables indicate that there are 197.74 acres of open space existing in the City that can be used to meet the adopted level of

service. Based on these figures, the City will be operating below level of service standards beginning in 2040, where 199.9 acres will be required and a total of 206 acres will be needed in 2045 to meet level of service standards.

While this Project is located on a golf course, only 15% of the City's total golf course acreage can be counted towards meeting the level of service standards. Per the adopted community parks inventory, the City has a total of 346.16 acres of golf course land. Of that, only 30.90 acres (15%) are counted towards meeting the level of service standards. Therefore, removing the 21.33 acres of golf course land will not reduce the 197.74 acres being counted for meeting the City's level of service standards.

To address the gap in the City's parks and open acreage in the long-range planning horizon, the Applicant is dedicating 1.21 net acres of land on the front of the Property to be used as a public park space. As shown in the table above, the Project generates a demand of an additional 0.61 acres of park and open space. The dedication of 1.21 acres is over and above the demand generated by the Project. Additionally, this dedication will increase the City's park acreage for community parks from 197.74 to 198.95, closing the gap in the deficiency of parks and open space for 2040 and 2045.

5. **As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

Policy 2.5.4: Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met; including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

With the development of the Project, the Applicant is allocating 1.21 net acres of land along Margate Blvd. to be dedicated as public open space. This area of land will be dedicated for public use and will increase the City's total acreage of open space area towards meeting the City's Open Space Level of Service Standards of 3 acres per 1,000 residents. The proposed 1.21 acres is over and above the 0.61 acres generated by the project for open space. The additional 0.6 acres of public park space will help to mitigate the loss of open space by creating a public park that is over 1 acre in the western portion of the City, where there is only one park located west of Rock Island Road. The public park will provide passive walking paths with benches and picnic tables and 3 parking spaces for public parking. This will add an open space area that the neighborhood can use, whereas the prior golf course on the property went out of business and is not accessible by the public.

Policy 2.5.5: Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. **The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

As stated previously, the Applicant is allocating 1.21 acres of land along Margate Blvd. to be used as a public park. The proposed 1.21 acres is over and above the 0.61 acres generated by the project for open space. The additional 0.6 acres of public park space will help to mitigate the loss of open space by creating a public park that is over 1 acre in the western portion of the City, where there is only one park located west of Rock Island Road. The public park will provide passive walking paths with benches and picnic tables and 3 parking spaces for public parking. This will add an open space area that the neighborhood can use, whereas the prior golf course on the property went out of business and is not accessible by the public.

- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

Additional water surface area will be provided so the post development storage stages (10 year – 1 day, 25 year – 3 day, and 100 year-3 day) are lower than the predevelopment storm stages. Furthermore, the post development water quality elevation will be lower than the pre-development water quality elevation. Existing drainage from surrounding properties that currently drain onto and through the subject site will continue to be allowed to do so.

- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

Per a Wetland Assessment letter from WGI, (Exhibit I) there are no wetlands located on the Property. Additional surface water area will be created, reducing the post development storage stages (10 year – 1 day, 25 year – 3 day, and 100 year-3 day) to lower levels than under current conditions.

A tree survey conducted by a licensed arborist confirms there are no historic trees located on the Property. The tree survey information can be found on the survey (Exhibit B).

- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.**

A copy of a 2018 Phase II Environmental Site Assessment Report is attached as Exhibit J. Pursuant to the provisions of Chapter 27, Broward County Code, additional environmental analyses, including a Site Assessment Report, will be submitted to the Environmental Engineering and Permitting Division of the Department of Environmental Protection and Growth Management.

Additionally, an email correspondence from David Vanlandingham DAVID, P.E., (Exhibit K) the Director of the Broward County Resilient Environment Department confirming that an update to the 2018 Phase II Environmental Assessment is not required if a statement is provided that the use of the property has not changes since the assessment was conducted has been included with Exhibit K.

- e. **Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

The Project will integrate and tie into Margate Blvd. and the existing sidewalks located along Margate Blvd. The public will be able to access the public park along Margate Blvd. by utilizing the sidewalk or by vehicle through accessing the public parking lot along Margate Blvd.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

- 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.**

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

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

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

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

2020/2045.

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

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

MAXIMUM LAND USE AND INTENSITY – Existing Land Use Designation

- 792 Residential Units

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

Source: Broward County Metropolitan Planning Organization

**TABLE 1b
Existing Traffic Conditions (PM Peak Hour Volumes)**

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

Source: Broward County Metropolitan Planning Organization

**TABLE 2a
Future Traffic Conditions (Daily Volumes)**

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

Source: Broward County Metropolitan Planning Organization

TABLE 2b Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2025/2045	Short Term (2025)		Long Term (2045)	
				AADT	LOS	AADT	LOS
Atlantic Boulevard	Riverside	NW 76 Ave	6/6	4,204	F	5,073	C
	NW 76 Ave	Rock Island	6/6	4,204	D	5,073	C
	Rock Island	SR 7	6/6	4,816	C	3,924	D
Margate Boulevard	Project Site	NW 76 Ave	4/4	383	D	266	C
	NW 76 Ave	Rock Island	4/4	383	C	266	C
	Rock Island	SR 7	4/4	992	C	1,701	D
Rock Island Road	Southgate	Atlantic Blvd	4/4	4,038	C	4,199	F
	Atlantic Blvd	Margate Blvd	4/4	3,026	F	3,135	C
	Margate Blvd	Royal Palm	4/4	3,026	F	3,135	C

Source: Broward County Metropolitan Planning Organization

MAXIMUM LAND USE AND INTENSITY – Proposed Land Use Designation

- 874 Residential Units

Tables 3a and 3b on the following page present the results of the trip generation comparison analysis. The results of the trip generation comparison analysis indicate that the proposed 874 residential units generates approximately 526 new daily trips and approximately 35 new PM peak hour trips when compared against the 792 residential units.

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

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

TABLE 3a Trip Generation Summary (Allowable Density - Existing Land Use) Nove of Margate								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Low Rise (LUC 220)	792	5,152	268	64	204	361	227	134
Gross/Driveway/External Trips		5,152	268	64	204	361	227	134

Source: ITE Trip Generation Manual (11th Edition)

TABLE 3b Trip Generation Summary (Allowable Density - Proposed Land Use) Nove of Margate								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Low Rise (LUC 220)	874	5,678	294	71	223	396	249	147
External Trips		5,678	294	71	223	396	249	147

Difference in External Trips	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed - Existing	526	26	7	19	35	22	13

Source: ITE Trip Generation Manual (11th Edition)

TABLE 4a Nove of Margate Project Impacts (Daily Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 415		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Atlantic Boulevard	Riverside	NW 76 Ave	6	59,900	22%	116	0.2%	No
	NW 76 Ave	Rock Island	6	59,900	48%	252	0.4%	No
	Rock Island	SR 7	6	50,000	35%	184	0.4%	No
Margate Boulevard	Project Site	NW 76 Ave	4	29,160	100%	526	1.8%	No
	NW 76 Ave	Rock Island	4	29,160	30%	158	0.5%	No
	Rock Island	SR 7	4	29,160	15%	79	0.3%	No
Rock Island Road	Southgate	Atlantic Blvd	4	37,810	13%	68	0.2%	No
	Atlantic Blvd	Margate Blvd	4	37,810	0%	0	0.0%	No
	Margate Blvd	Royal Palm	4	37,810	15%	79	0.2%	No

Source: Broward County Metropolitan Planning Organization

TABLE 4b Nove of Margate Project Impacts (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 34		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Atlantic Boulevard	Riverside	NW 76 Ave	6	5,390	22%	8	0.1%	No
	NW 76 Ave	Rock Island	6	5,390	48%	17	0.3%	No
	Rock Island	SR 7	6	4,500	35%	12	0.3%	No
Margate Boulevard	Project Site	NW 76 Ave	4	2,628	100%	35	1.3%	No
	NW 76 Ave	Rock Island	4	2,628	30%	11	0.4%	No
	Rock Island	SR 7	4	2,628	15%	5	0.2%	No
Rock Island Road	Southgate	Atlantic Blvd	4	3,401	13%	5	0.1%	No
	Atlantic Blvd	Margate Blvd	4	3,401	0%	0	0.0%	No
	Margate Blvd	Royal Palm	4	3,401	15%	5	0.2%	No

Source: Broward County Metropolitan Planning Organization

G. Mass Transit

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.

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of the City of Margate. More specifically, the amendment area is served by one BCT route (Route 42) traveling east and west along Atlantic Boulevard. This transit route is accessible through bus stops located near the amendment area.

BCT route 42 travels east and west along Atlantic Boulevard. This route currently provides 45-minute headways Monday through Friday and 60-minute headways on weekends. There are bus stops for both northbound and southbound traveling patrons, both north and south of the project site. Sidewalks are provided on both sides of Margate Boulevard and on both sides of NW 76th Avenue. Moreover, pedestrian features (ramps, crosswalks, pedestrian push buttons and pedestrian signals) to safely cross Atlantic Boulevard are provided at the intersection of Atlantic Boulevard and NW 76th Avenue). Moreover, several bus stops are located on both sides of Atlantic Boulevard, both east and west of NW 76th Avenue for eastbound and westbound traveling transit riders.

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

The proposed amendment will allow for development of a residential project will marginally increase BCT ridership. The project site will be designed in a manner that provides safe movement of pedestrians within the site and will provide connectivity to existing sidewalks on the south side of Margate Boulevard. Therefore, future residents will have safe and adequate access to pedestrian sidewalks to connect to the various bus stops nearby.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit M (Mass Transit Letter).

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application (PSIA).

The SCAD letter is attached as Exhibit N.

2. The associated fee in the form of a check made payable to the SBBC.

The associated fee has been paid.

6. 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. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

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

The Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property.

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

Based upon review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Property.

C. Wetlands.

According to the current Broward County Wetlands Map there are no wetlands on the Subject Property. A wetland assessment of the Subject Property was conducted by a Professional Wetland Scientist, and the results concluded that there are currently no wetlands on the property (Exhibit I).

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

According to the Broward County LAPC's, ESL's, NRA's and Tree Resources Map dated March 2000, there are no Local Areas of Particular Concern (LAPC's) identified within the Property.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

Per Priority Planning Area Map provided in the Broward County Land Use Plan, the Property is not located in a Priority Planning Area.

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 Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

A burrowing owl assessment was conducted by WGI and an opinion letter has been provided confirming the presence of one or more owl burrows (Exhibit O). The letter also states that an FWC permit will be required to excavate and collapse the burrows when they are inactive.

To avoid unnecessary impacts, this permitting is done 6 months before construction and a burrowing owl survey is conducted prior to the permit submittal to ensure the most accurate information regarding the location of any burrows. As such, a survey will be conducted prior to submitting a permit to the FWC to excavate the burrows.

The Applicant is not aware of any endangered flora or fauna on the Property.

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

The applicant is not aware of any plants on the property that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

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.

The Property is not located within a wellfield protection zone of influence.

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.

According to the “Soil Survey of Broward County”, the soils on the Subject Property include Immokalee Fine Sand (Map Unit Symbol 15) and Immokalee, Limestone Substratum-Urban Land Complex (Map Unit Symbol 16).

According to the soil survey, Immokalee Fine Sand soil consists of moderately deep, poorly drained soil with a high runoff potential. Depth to water table is typically 6 to 18 inches and the frequency for ponding and flooding is nonexistent. This soil is not listed as a hydric soil in Broward County, but may include minor components that may include hydric soils.

According to the soil survey, Immokalee, Limestone Substratum-Urban Land Complex soil type consists of deep, poorly drained soils with a high runoff potential. Depth to water table is typically 6 to 18 inches and the frequency for ponding and flooding is non-existent.

Prior to development, any identified soil contamination will be mitigated as required by Broward County. During site development soil will be added, as needed, to bring the elevation of the Subject Property to the appropriate elevation for flood protection.

Some existing surface waters will be filled, new lakes will be excavated, canal banks will be properly sloped, and the site will be regraded to accommodate the proposed project. Silt fences and turbidity barriers will be utilized to prevent soil migration off the site.

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.

The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

This policy is not applicable to the Project as it is adding less than 100 dwelling units the effective land use plan.

8. LAND USE COMPATIBILITY

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

The Applicant's redevelopment plan will provide a quality residential development that fits within the character of the adjacent properties and the surrounding area. The proposed land use designation of R(7) is compatible with the land use and density of the surrounding properties within the Dashed Line Area; being bounded by R(7) & R(17) to the east, R(4) to the west, and R(17) to the south. The property to the north is not located within the Dashed Line Area and contains land use designations of R(16) and R(20). The proposed Project consisting of 132 townhome units with a density of 6.6 du/acre is compatible with the character of the adjacent single-family and multi-family residential use.

Furthermore, the Applicant has designed the Project to provide buffers between the adjacent properties with a lake provided along the western property line and landscaping and fencing provided along the perimeter of the Property. The proposed PUD master plan showing the proposed buffering has been provided as Exhibit P.

9. 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).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Property is not located within an evacuation zone.

10. 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 Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Property is not located adjacent to another local government in Broward County.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

The Applicant held a public meeting with the surrounding associations in September of 2021. A presentation was made regarding a prior version of the project and the public was given the opportunity to ask questions regarding the plans. After this meeting, attempts were made by the Applicant in early 2022 to attend the board meetings of the surrounding associations and homeowners to discuss the revised proposed project. The Applicant sent emails to the surrounding associations, and the boards voted to not meet with the Applicant regarding the project. In an effort to still reach out to the surrounding property owners, the Applicant mailed letters on April 5, 2022, and late May 2022 to each individual property owner surrounding the property informing them of the project and notifying them that he will be available to meet with anyone who was interested in his office located on the property to answer any questions they may have regarding the project. A representative for the Applicant was available at least 3 days a week from April 2022 through the end of June 2022. During this time about 15 residents came to the office to speak to the Applicant regarding the project.

13. CONSISTENCY WITH POLICIES OF THE CITY OF MARGATE LAND USE PLAN & HIGHLIGHTED REGIATIONAL ISSUES & POLICIES OF THE BROWRD COUNTY LAND USE PLAN

Broward County Land Use Plan

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

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

The Project will remove an abandoned golf course from the area and redevelop the Property with a use that is compatible with the surrounding neighborhood. The proposed land use designation of R(7) is compatible with the land use and density of the surrounding properties within the Dashed

Line Area; being bounded by R(7) & R(17) to the east, R(4) to the west, and R(17) to the south. The property to the north is not located within the Dashed Line Area and contains land use designations of R(16) and R(20). The proposed Project consisting of 132 townhome units with a density of 6.6 du/acre is compatible with the character of the adjacent single-family and multi-family residential use.

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

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

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

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

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

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

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

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

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

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

City of Margate Land Use Plan

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

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

The Applicant's redevelopment plan will provide a quality residential development that fits within the character of the adjacent properties and the surrounding area. The proposed land use designation of R(7) is compatible with the land use and density of the surrounding properties within the Dashed Line Area; being bounded by R(7) & R(17) to the east, R(4) to the west, and R(17) to the south. The property to the north is not located within the Dashed Line Area and contains land use designations of R(16) and R(20). The proposed Project consisting of 132 townhome units with a density of 6.6 du/acre is compatible with the character of the adjacent single-family and multi-family residential use.

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

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

This amendment provides a 1.21 net acre park located along Margate Blvd. This space will be dedicated to the public as park and open space use. The addition of this park will provide a public park within the western portion of the City, where there is only one park located west of Rock Island Road.

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

As stated previously in the Parks & Open Space section of this amendment, the City will be deficient in meeting the required level of service standards for parks and open space in the long-range planning horizon. This amendment will add an additional 1.21 net acres to the City's Community Parks Inventory, increasing the total parks and open space acreage to 198.95, decreasing the deficiency in meeting the level of standards for parks and open space in the long-range planning horizon.

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

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

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

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

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

This project will redevelop an abandoned golf course into a residential townhome development consisting of 132 units. As a redevelopment project, the Property already has existing connections for water and wastewater that the Project will tie into. Additionally, the Property has connections to existing roadway system that has the capacity to hold the traffic generated by the Project.

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

The traffic analysis conducted for this amendment utilizes the highway capacity methodology endorsed by the Metropolitan Organization to determine the capacities and levels of service on the regional roadway network. The analysis demonstrates that the Project will have less than a 3% significant impact threshold on any roadway segment located within the study area.

14. ADDITIONAL SUPPORT DOCUMENTS

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

None provided.

Exhibits

- A. Economic Impact Study**
- B. Survey & Legal Description**
- C. Map of Proposed Land Use Designations**
- D. Water & Wastewater Service Letter**
- E. Solid Waste Correspondences**
- F. Broward County EPD Email**
- G. Drainage Service Letter**
- H. Community Parks Inventory**
- I. Wetlands Assessment Letter**
- J. Phase II Environmental Assessment Report**
- K. Broward County Phase II Environmental Assessment Report Email**
- L. Traffic Analysis**
- M. Mass Transit Letter**
- N. SCAD Report**
- O. Burrowing Owl Assessment Report**
- P. Proposed Site Plan**

Exhibit A
Economic Impact Study

Fiscal Impact Study for Nove of Margate

Date: March 28, 2024
Submitted by Peter Angelides, Ph.D., AICP
Submitted to Fimiani Development Corporation



ESI **ECONSULT**
SOLUTIONS INC.

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Fimiani Development Corporation is proposing a 132-townhome community in Margate, Florida, on the site of the former Margate Executive Golf Course. The City requires a study of “The projected net fiscal impact on the tax base of the city.” This study serves as the required analysis.

The fiscal impact calculation is based on the current and anticipated future assessed value of the former Margate Executive Golf Course, 7870 and 7705 Margate Boulevard, which consists of two parcels. The parcels’ current combined assessed value of \$408,910 generates \$18,974 in total annual real estate taxes to the Broward County Government, Broward County School Board, SO Florida Water Management, and the City of Margate, based on 2023 millage rates (see Figure 1).¹

Figure 1: 2023 Millage Rates, Margate, Florida

	Millage Rate
Broward County Government	5.6690
Broward County School Board	6.6156
SO Florida Water Management	0.2589
City of Margate	7.6004
Total Millage	20.1439

Source: Broward County Property Appraiser (2023)

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

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

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

Source: Broward County Property Appraiser Tax Roll (2022)

¹ Parcel 4841 35 05 0030 has a 2023 assessed value of \$340,310 for \$17,460.98 in real estate taxes in 2023. Parcel 4841 35 08 0010 has a 2023 assessed value of \$68,600 for \$1,513.05 in real estate taxes.

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

Impact on Property Tax Revenue

With an assessed value for improvements (excluding land value) of approximately \$29.4 to \$41.0 million based on comparable townhome developments elsewhere in Margate, this development is expected to generate an increase in annual property tax revenues of approximately \$592,000 to \$824,000 beyond the amount currently generated by the property (see Figure 3).

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

Tax Type	Current (improvement only) ³	Future (low end)	Future (high end)	Increase (low end)	Increase (high end)
County Government	\$325	\$166,805	\$232,185	\$166,480	\$231,860
County School Board	\$379	\$194,658	\$270,955	\$194,279	\$270,576
SO FL Water Management	\$15	\$7,618	\$10,604	\$7,603	\$10,589
City of Margate	\$436	\$223,635	\$311,289	\$223,199	\$310,853
Total	\$1,155	\$592,717	\$825,033	\$591,561	\$823,878

Source: Broward County Property Appraiser Tax Roll (2023), Econsult Solutions, Inc. (2023)

Homestead Exemption

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

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

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

Source: Broward County Property Appraiser (2022)

Applying the 2023 millage rates (Figure 1) to the adjusted assessed values for the 132 townhomes, the anticipated increase in real estate tax revenue would range from approximately \$480,000 to \$713,000

³ Values shown in Current column refer to the portion of the taxes that would correspond to the value of the improvement only. For Parcel 4841 35 05 0030 the value of the improvement is \$27,260 and for Parcel 4841 35 08 0010 the value of the improvement is \$30,080 for 2022. Values in this column differ from TRIM notices since they show total taxes inclusive of improvement and land values.

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

beyond the amount currently generated by the property, if all 132 properties were to receive the homestead exemption (see Figure 5).⁵

Figure 5: Anticipated Tax Revenue Increase Associated with the Development (with all 132 townhomes receiving the Homestead Exemption)

Tax Type	Current (improvement only)	Future (low end)	Future (high end)	Increase (low end)	Increase (high end)
County Government	\$325	\$129,390	\$194,770	\$129,065	\$194,445
County School Board	\$379	\$172,827	\$249,123	\$172,447	\$248,744
SO FL Water Management	\$15	\$5,909	\$8,895	\$5,894	\$8,880
City of Margate	\$436	\$173,472	\$261,127	\$173,037	\$260,691
Total	\$1,155	\$481,598	\$713,915	\$480,443	\$712,760

Source: Broward County Property Appraiser Tax Roll (2023), Econsult Solutions, Inc. (2023)

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

Appendix A

About Econsult Solutions, Inc.

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

<https://econsultsolutions.com/>

Appendix B

PETER A. ANGELIDES, PhD, AICP

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

EDUCATION

University of Minnesota

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

University of Pennsylvania

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

WORK EXPERIENCE

CURRENT POSITIONS

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

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

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

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

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

PAST POSITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

Design Advocacy Group – Steering Committee, 2014-2020

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

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

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

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

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

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

PenTrans – Board of Directors, 2015

TEACHING

University of Pennsylvania, Philadelphia, PA

Jefferson University, Philadelphia, PA

University of Minnesota, Minneapolis, MN

SELECTED PROJECTS

Consulting and Planning

- Economic Development and Retail Revitalization Plans
 - Chester, PA – *Revitalization Plan for the Chester Transportation Center.*
 - Coatesville, PA – Economic Development Strategy
 - City of Coatesville, PA – *Vision plan and retail study as part of Coatesville’s economic development strategy*
 - City of Trenton, NJ – Analyzed the impact of the potential reconfiguration of Rt. 29.
 - Marcus Hook – *Economic Development Agenda for Marcus Hook.*
 - Media Borough, PA – Economic development, retail, and placemaking plan
 - Ohio City, Cleveland, OH – Economic development and retail analysis and strategy
 - Regional Municipality of Wood Buffalo (Alberta, Canada) – *Real Estate Solutions for the Regional Municipality.*
 - Rowan College at Gloucester County – Market feasibility analysis for several development scenarios, including student housing, retail, and an academic building.
 - Sussex County, DE – Economic development, retail, and placemaking plan
 - Williamsburg, VA – Economic development, retail, and placemaking plan

- Economic Impact Studies
 - ARIPPA – Economic and environmental impact of waste-coal fires power plants
 - Kentucky – Economic impact of a proposed coal mine on Kentucky.
 - SEPTA – *Understanding SEPTA’s Statewide Economic Impact.*
 - US Squash – Evaluated the economic impact of the new US Squash headquarters in Philadelphia
 - Virtua Health – Evaluated the economic impact of a new hospital facility.
 - Bethlehem Pedestrian Bridge - Feasibility and Impact Study
 - Marcal Paper plant – New Jersey

- Fiscal Impact Studies
 - Chappaqua School District – Evaluated the enrollment and fiscal impacts of proposed town zoning changes.
 - Concord Township – Evaluated fiscal impact of a proposed residential development on the host municipality and school district
 - Camden – Evaluated the fiscal impact of several development projects, including two phases of a mixed-use project on the waterfront and an industrial expansion
 - South Fayette Township – Evaluated fiscal impact of a proposed mixed use development. The analysis included a custom calculation of potential public school children likely to live in the development.
 - Upper Darby Township – Evaluated comminute impact of a proposed new middle school
 - Walden Neighborhood

- Market Studies
 - RAL – Market study for 1300 Fairmount Avenue
 - Camden, NJ – Proposed market rate apartments
 - Hoboken, NJ – North End Redevelopment Plan
 - State College – Proposed condominiums
 - Laurel Hill Cemetery – Market analysis
 - Willingboro – Reuse of JFK high school

- Affordable Housing
 - New Jersey Municipalities – Created a comprehensive methodology to assist municipalities calculate their “fair share” affordable housing obligations in Mt. Laurel cases in New Jersey, pursuant to the Mt. Laurel IV and Mt. Laurel V rulings in March 2015 and January 2017.
 - New Jersey Housing and Mortgage Finance Agency (HMFA) – Analyze the economic feasibility of multiple housing developments with and without tax credit assistance. (New Jersey). More than 40 projects evaluated since 2013.
 - New Jersey League of Municipalities – Analyzed a report quantifying each municipality’s “fair share” of affordable housing under the Mt. Laurel IV court case.
 - New Jersey Council On Affordable Housing (COAH)
 - Created a general real estate development feasibility model for COAH to review development proposals.
 - Analyzed housing and employment growth at the municipal level for purposes of determining affordable housing requirements in the state.
 - New Jersey Housing Mortgage and Finance Agency (HMFA) – *Analysis of Four HOPE VI Development Proposals*. Evaluated the appropriateness of development costs for several affordable housing projects. (New Jersey)

- Gaming
 - Commonwealth of Pennsylvania, Legislative Budget and Finance Committee - *The Current Condition and Future Viability of Casino Gaming in Pennsylvania*. Assessed the state of the casino industry in Pennsylvania, forecast future revenue for the state in the face of increasing competition from other states, identified profit enhancing regulatory changes, and estimated the value of potential additional forms of gaming.

- Tax Analyses
 - Philadelphia Growth Coalition – Modeling impacts on Philadelphia employment, real estate values and tax revenues from proposed changes in Philadelphia’s tax structure.
 - Earned Income Tax Calculations: Estimated the value of potential tax receipts if a community implemented an Earned Income Tax. Conducted the analysis for several communities, including:
 - Middletown Township, Bucks County
 - Bensalem Township, Bucks County

- Falls Township, Bucks County
 - Upper Darby Township, Delaware County
- Coalition for Main Street Fairness - *The Impact of Not Collecting Sales and Use Taxes from Internet Sales into Pennsylvania*. Analyzed the economic consequences to Pennsylvania if it were able to collect sales tax from all internet retailers (Pennsylvania)
- Philadelphia Parking Association – Analyzed impact of the Parking tax on the ability to construct new facilities profitably. Estimated the potential revenue from changes to meter rates, loading zone fees, and similar charges.
- Analyzed the impact of an increase in the statewide transfer tax on the overall level of sales before and after the imposition of the tax

- General Real Estate
 - Hoboken – Performing Arts Center Feasibility Study
 - Downtown DC BID – Employment Study
 - Lower Merion Township - Property tax estimates for a large mixed-use development.
 - Analyzed the potential for Tax increment Financing in a suburban Philadelphia municipality, including calculating financial benefits to the local jurisdictions.
 - Mantua township, NJ - Analyzed the demand for a liquor license and restaurant
 - University of Delaware – Participated in the creation of a strategic plan for a large newly acquired parcel adjacent to its main campus. (Newark, DE)
 - Philadelphia Water Department – *Economic Analysis of Stormwater Fee Changes on Philadelphia Businesses* (Philadelphia, PA)
 - King of Prussia Business Improvement District – Development Incentives Package For *the King of Prussia Business Improvement District* (King of Prussia, PA)
 - Studied strategic investments in commercial corridors in Philadelphia. The study combined extensive, locally unprecedented data gathering with thorough econometric analysis to investigate the drivers of commercial success for all 265 retail corridors in Philadelphia. The study included an examination of which City and non-profit based interventions in corridors were effective in improving corridor performance. The analysis also included a simulation tool to model and predict the impact of future interventions on corridors.
 - Lower Merion Township TOD - Evaluated proposals for the mixed-use, transit-oriented development in Ardmore, PA. Helped Lower Merion Township evaluate alternative development proposals for downtown Ardmore.
 - Bureau of Labor Statistics - *Analysis of Possible Data Sources for the Estimation of Owner Equivalent Rent*. Conducted four analyses for the BLS to help them improve calculation of the Consumer Price Index. (Washington, DC)
 - Parkway Council Foundation – Strategic plan (Philadelphia, PA)

- Transportation

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

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

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

Litigation and Regulatory

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

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

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

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

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

RELEVANT SKILLS

COURSES TAUGHT

University of Pennsylvania, 2004-present

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

Jefferson University, 2021

MRE 620: Urban Revitalization

University of Minnesota, 1993-1997

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

STUDENTS SUPERVISED

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

Fiscal Impact Study for Nove of Margate
March 28, 2024

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

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

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

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

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

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

PROFESSIONAL MEMBERSHIPS

American Economics Association

American Planning Association

American Institute of Certified Planners

Urban Land Institute

Last updated August 2, 2022

ESI **ECONSULT**
SOLUTIONS INC.
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Exhibit B

Survey

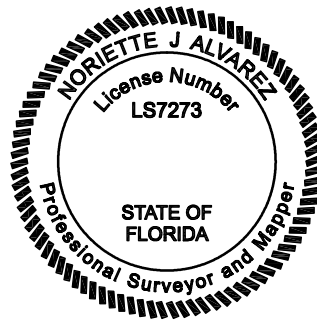
PARK AREA AT
NOVE OF MARGATE

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

LEGEND AND ABBREVIATIONS:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
Ⓒ	= CENTERLINE	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	U.E.	= UTILITY EASEMENT
(P)	= PLAT		
P.B.	= PLAT BOOK		
PG.	= PAGE		



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NORINETTE J. ALVAREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273



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CA26258 · LB7924

PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 1 OF 3

**PARK AREA AT
NOVE OF MARGATE**

LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'07", A DISTANCE OF 125.13 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 19°25'25" WEST, A DISTANCE OF 134.67 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 59.92 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 30.01 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES SOUTH 89°46'16" EAST, HAVING A RADIUS OF 493.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'38", AN ARC DISTANCE OF 153.25 FEET; THENCE NORTH 18°02'21" EAST, A DISTANCE OF 40.94 FEET; THENCE NORTH 60°53'32" EAST, A DISTANCE OF 34.01 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 22,122 SQUARE FEET, OR 0.51 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'22" AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING #2; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 24°27'18" EAST, A DISTANCE OF 33.78 FEET; THENCE SOUTH 18°02'21" WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH 49°47'26" WEST, A DISTANCE OF 40.74 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 80.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°09'15", A DISTANCE OF 116.58 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°46'16" WEST, A DISTANCE OF 41.21 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, OF WHICH THE RADIUS POINT LIES SOUTH 82°45'32" WEST, A RADIAL DISTANCE OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'01", AN ARC DISTANCE OF 4.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°27'08", A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'39", A DISTANCE OF 31.66 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 852.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'53", A DISTANCE OF 123.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°06'19", A DISTANCE OF 42.27 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 86°01'26" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°58'34" EAST, A DISTANCE OF 163.26 FEET; THENCE SOUTH 51°16'13" EAST, A DISTANCE OF 95.07 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 776.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'44", A DISTANCE OF 212.44 FEET TO THE POINT OF BEGINNING #2;

CONTAINING 30,523 SQUARE FEET, OR 0.70 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA CONTAINING 1.21 ACRES, MORE OR LESS.



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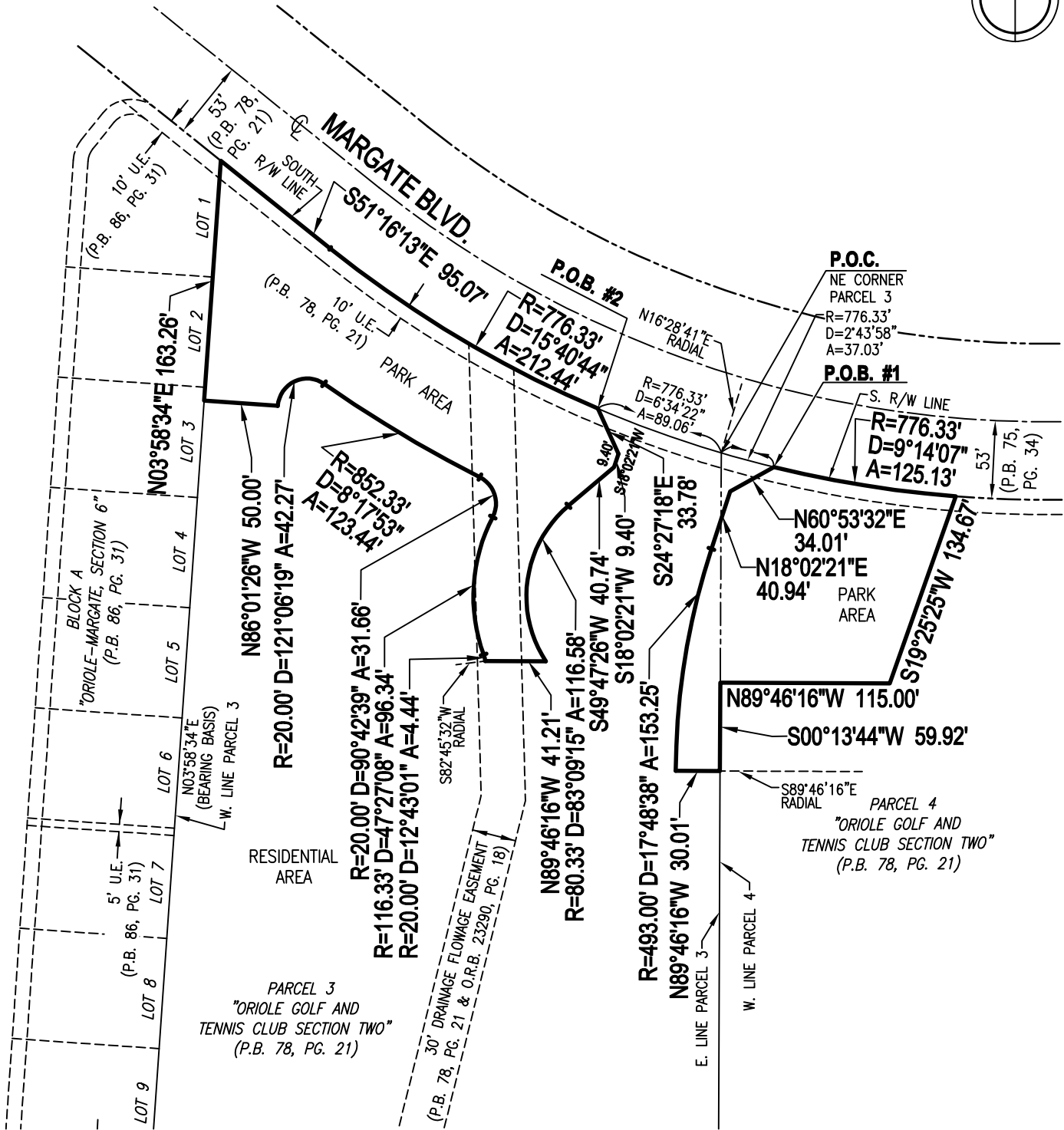
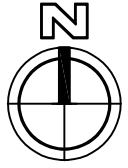
PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 3

PARK AREA AT
NOVE OF MARGATE



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CA26258 · LB7924

REVISIONS	DATE	BY	CK'D	FIELD BK.
REVISD SKETCH	10/17/2023	GTW	NJA	N/A
PROJECT:	NOVE OF MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 3 OF 3	

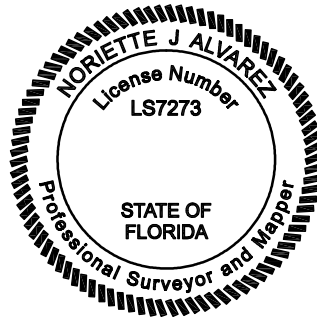
RESIDENTIAL AREA AT
NOVE OF MARGATE

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

LEGEND AND ABBREVIATIONS:

- | | | | |
|--------|-------------------------|--------|-------------------------|
| A | = ARC LENGTH | P.O.B. | = POINT OF BEGINNING |
| Ⓒ | = CENTERLINE | P.O.C. | = POINT OF COMMENCEMENT |
| D | = DELTA (CENTRAL ANGLE) | R | = RADIUS |
| O.R.B. | = OFFICIAL RECORDS BOOK | U.E. | = UTILITY EASEMENT |
| (P) | = PLAT | | |
| P.B. | = PLAT BOOK | | |
| PG. | = PAGE | | |



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NORINETTE J. ALVAREZ, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273



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Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

PROJECT: NOVE AT MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 1 OF 6

**RESIDENTIAL AREA AT
NOVE OF MARGATE**

LEGAL DESCRIPTION:

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

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET; DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE THENCE SOUTH 60°53'32" WEST, A DISTANCE OF 34.01 FEET; THENCE SOUTH 18°02'21" WEST, A DISTANCE OF 40.94 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 493.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'38", A DISTANCE OF 153.25 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°46'16" EAST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 374.06 FEET; THENCE SOUTH 16°34'29" WEST, A DISTANCE OF 195.66 FEET; THENCE NORTH 89°07'23" EAST, A DISTANCE OF 780.00 FEET; THENCE SOUTH 00°07'41" EAST, A DISTANCE OF 720.00 FEET; THENCE SOUTH 89°52'19" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°07'41" WEST, A DISTANCE OF 394.17 FEET; THENCE SOUTH 89°52'19" WEST, A DISTANCE OF 1,164.35 FEET; THENCE NORTH 09°54'43" WEST, A DISTANCE OF 278.97 FEET; THENCE NORTH 80°15'54" EAST, A DISTANCE OF 389.65 FEET; THENCE NORTH 03°58'34" EAST, A DISTANCE OF 791.34 FEET; THENCE SOUTH 86°01'26" EAST, A DISTANCE OF 50.00 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES SOUTH 86°01'26" EAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°06'19", AN ARC DISTANCE OF 42.27 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 852.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'53", A DISTANCE OF 123.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'39", A DISTANCE OF 31.66 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°27'08", A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'01", A DISTANCE OF 4.44 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°46'16" EAST, A DISTANCE OF 41.21 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES NORTH 56°38'11" EAST, HAVING A RADIUS OF 80.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°09'15", AN ARC DISTANCE OF 116.58 FEET; THENCE NORTH 49°47'26" EAST, A DISTANCE OF 40.74 FEET; THENCE NORTH 18°02'21" EAST, A DISTANCE OF 9.40 FEET; THENCE NORTH 24°27'18" WEST, A DISTANCE OF 33.78 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, OF WHICH THE RADIUS POINT LIES NORTH 23°03'03" EAST, HAVING A RADIUS OF 776.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'22", AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING;

CONTAINING 875,308 SQUARE FEET, 20.09 ACRES, MORE OR LESS



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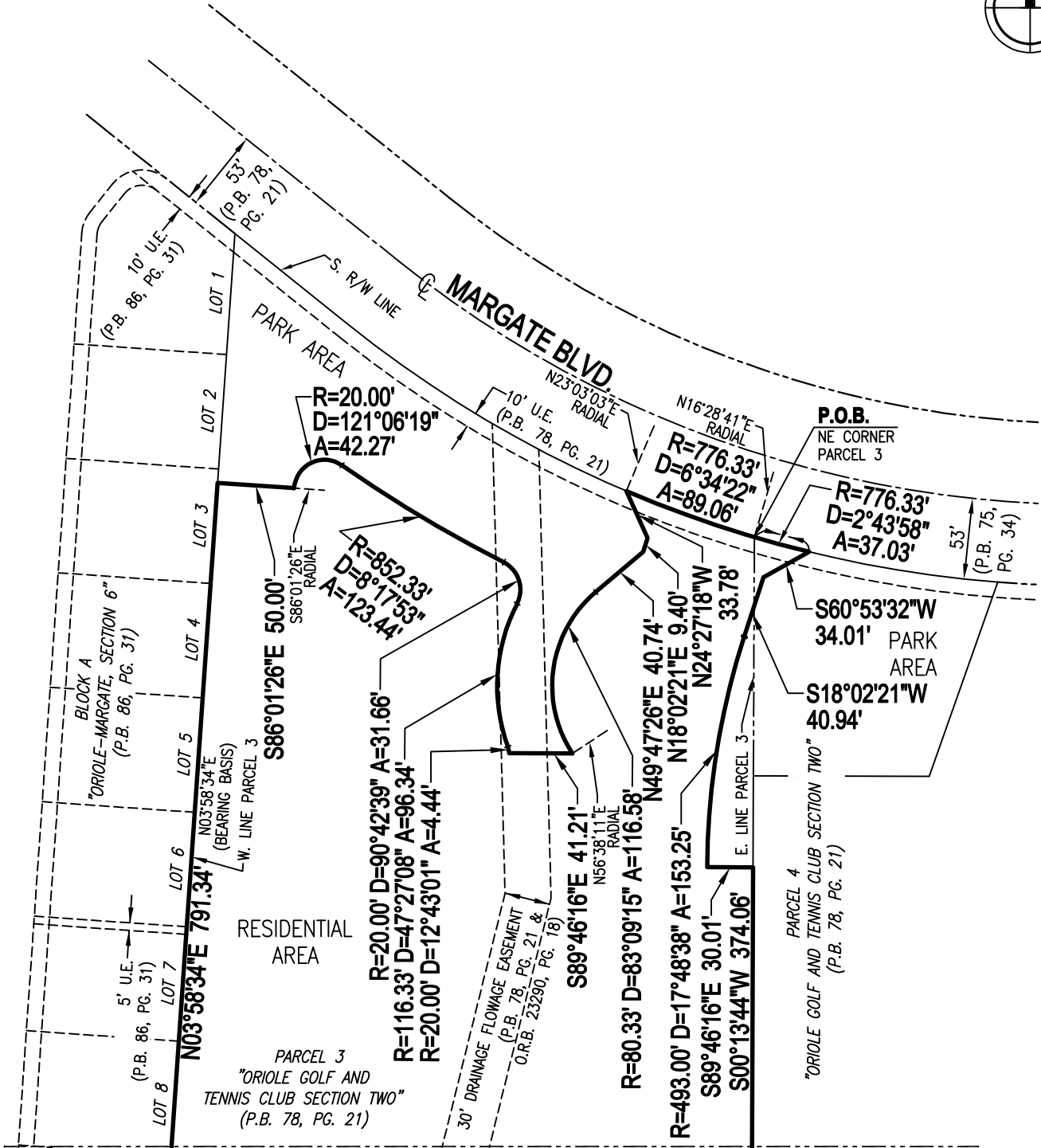
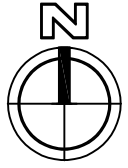
PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 6

RESIDENTIAL AREA AT
NOVE OF MARGATE



MATCHLINE "A" SEE SHEET 4



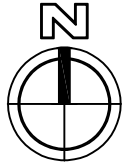
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CA26258 · LB7924

REVISIONS	DATE	BY	CK'D	FIELD BK.
REVISDED SKETCH	10/17/23	GTW	NJA	N/A
PROJECT:	NOVE OF MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 3 OF 6	

RESIDENTIAL AREA AT
NOVE OF MARGATE



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

MATCHLINE "B" SEE SHEET 4

30' DRAINAGE FLOWAGE EASEMENT

N89°07'23"E 780.00'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

RESIDENTIAL
AREA

PARCEL 3
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

S89°52'19"W 1164.35'

S00°07'41"E 720.00'

30' DRAINAGE FLOWAGE EASEMENT

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

N00°07'41"W 394.17'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

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

S89°52'19"W 300.00'



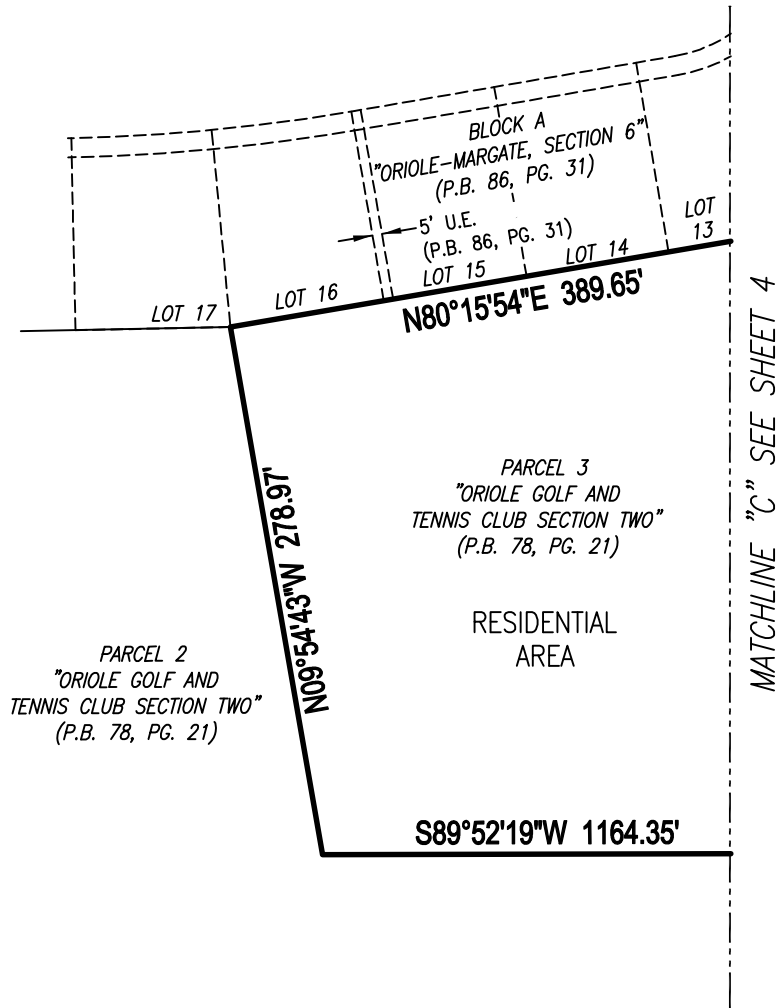
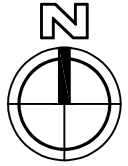
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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE AT MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 5 OF 6	

RESIDENTIAL AREA AT
NOVE OF MARGATE



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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE AT MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 6 OF 6	

Exhibit C
Map of Proposed
Land Use Designations

NOVE OF MARGATE PROPOSED FUTURE LAND USE MAP

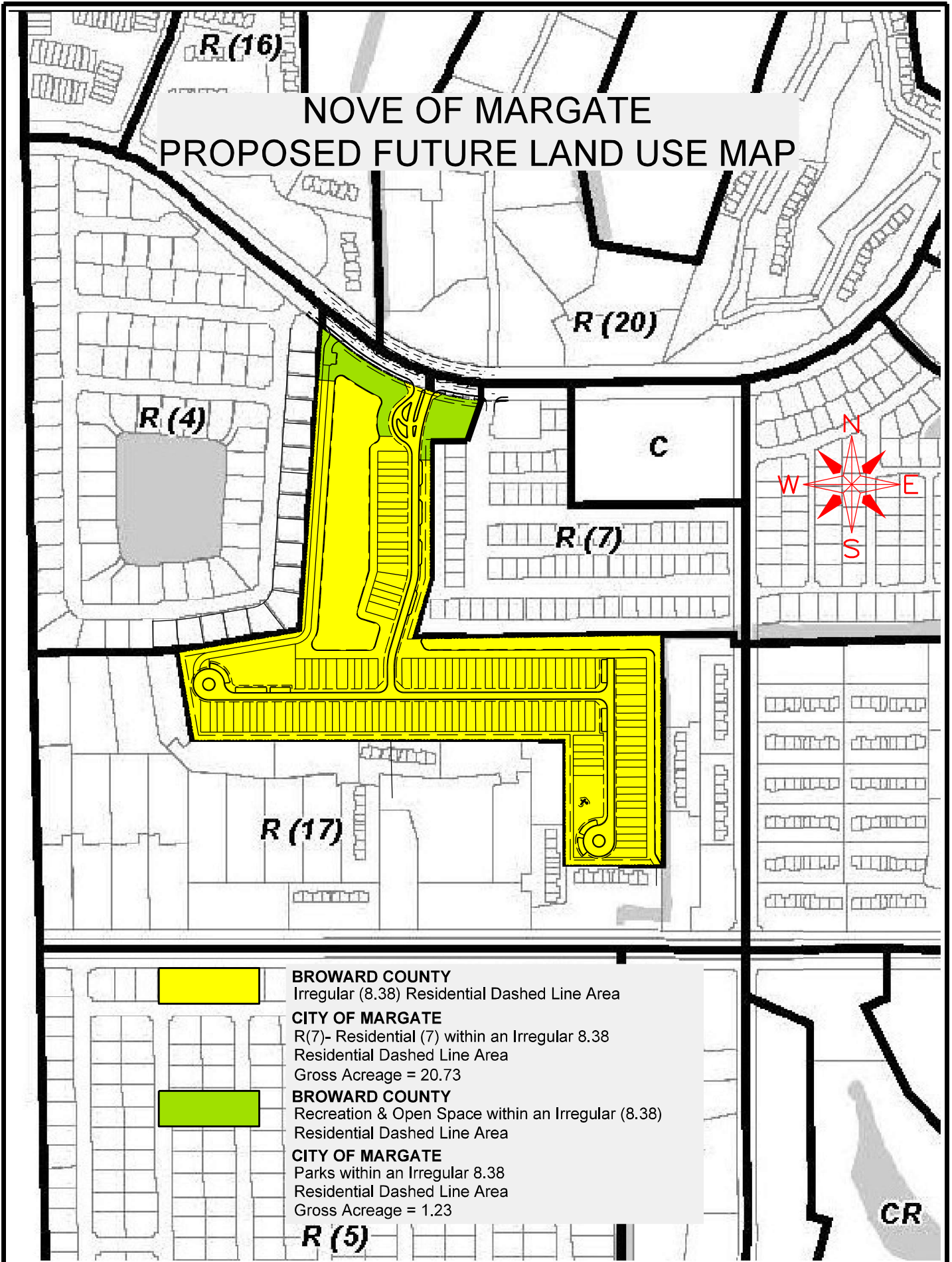


Exhibit D
Water & Wastewater Letter

Mayor
Tommy Ruzzano

Vice Mayor
Arlene R. Schwartz

Commissioners
Antonio V. Arserio
Anthony N. Caggiano
Joanne Simone



City Manager
Cale Curtis

City Attorney
Weiss Serota Helfman
Cole & Bierman

City Clerk
Jennifer M. Johnson

City of Margate, Florida

January 26, 2024

Mathew Scott
Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

**Re: Nove of Margate
Verification of Water and Sewer Data provided for Concurrency**

Dear Mr. Scott,

Please find relevant information below pertaining to the City of Margate's utility facilities which may assist with your application to Broward County Planning Council for approval of the above-captioned project.

Potable Water

Our currently 10-year Water Supply Facilities Work Plan was adopted on October 28, 2015 (ORD # 2015-5). This plan specifies the Level of Service (LOS) standards for the City's potable water facilities to be 335 gallons per day (gpd) per equivalent residential connection (ERC) for capacity, and 3,000 gallons per minute (gpm) with a residual pressure of 20 pounds per square inch (psi) for storage and distribution configuration.

The City of Margate owns and maintains the entire water supply, treatment, and distribution system, and is the sole entity responsible for planning, financing, constructing, and operating the facilities that supply water within the service area in which the amendment is located.

Although the potable water treatment plant has a design capacity of 13.1 MGD, the average daily raw water allocation is 10.1 MGD. The current water demand is derived from the average daily flow (ADF) which is 6.5 MGD. The plant operates with a surplus capacity of 3.6 MGD, of which 0.5 MGD has already been committed. The system includes two (2) aboveground storage tanks for finished water with a combined capacity of 3.9 MGD and a remote finished water storage facility with an additional capacity of 2 MGD. No plant expansion or process modifications are planned at this time.

The City has 12 raw water wells which draw water from the Biscayne Aquifer, and they are all located in the vicinity of the Water Treatment Plant. There is no specific wellfield that is associated with the amendment. The City's consumptive use permit (CUP) was issued on September 2, 2020, and will expire on December 27, 2065 (Permit Number 06-001121-W). The CUP authorizes a raw water allocation of 10.1 MGD and stipulates an offset of 2.0 MGD from the C-51 reservoir.

The City maintains a water distribution system that consists of 214 miles of distribution mains and a remote 2-million-gallon finished water storage tank. There is an existing 12" water main that will service the project.

Wastewater

The Level of Service (LOS) standards for the City's wastewater facilities are 100 gallons per day per person based on 3.35 persons per household. This results in 335 gallons per day (gpd) per equivalent residential connection (ERC) for capacity.

The City of Margate owns and maintains the entire sanitary wastewater collection and treatment system and is the sole entity responsible for planning, financing, constructing, maintaining, and operating the facilities that collect, transmit, and treat sewage within the service area in which the amendment is located.

The permitted capacity of the wastewater treatment plants is 10.1 MGD. The current demand is 6.6 MGD, based on average daily flow (ADF). The surplus capacity at the wastewater treatment plant is 3.5 MGD and of this balance, 0.5 MGD has been committed.

The wastewater treatment plant is scheduled for a 2 MGD expansion in the next five years and funding for this expansion will be through State grants and bonds.

Please let me know if you require any additional information to assist you with your application.

Sincerely,



Curt A. Keyser, P.E.
Director

Exhibit E
Solid Waste Correspondences

RE: Landfill Capacity LUPA-Margate Executive Golf Course

Robert Hely <rhely@win-waste.com>

Wed 1/10/2024 11:38 AM

To:Amanda Martinez <amartinez@martinezplanning.com>

please accept this letter as an update to your request..the information contained in the 2022 response is still valid

...



PERFORMANCE FOR THE PLANET

Bob Hely/ Market Manager
Office (954) 581-6606 x 285
Cell (954) 980-6998
4400 South State Road 7, Fort Lauderdale, FL 33314
www.win-waste.com



From: Amanda Martinez <amartinez@martinezplanning.com>
Sent: Wednesday, January 10, 2024 11:30 AM
To: Robert Hely <rhely@win-waste.com>
Subject: Landfill Capacity LUPA-Margate Executive Golf Course

You don't often get email from amartinez@martinezplanning.com. [Learn why this is important](#)

EXTERNAL Email: Only open links or attachments from TRUSTED sources.

Good Morning Bob,

You provided the attached email response in 2022 confirming the landfill capacity for a proposed townhome development located on the Margate Executive Golf Course. Since the letter is dated from 2022, we need to obtain and updated correspondence confirming the capacity in the landfill. Can you please provide an updated written confirmation of the landfill capacity? I have attached the letter requesting the information along with the property location map and solid waste analysis that were provided with the original request for your reference.

Thank you,

Amanda Martinez
Owner



954-304-7755
amartinez@martinezplanning.com

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Amanda Martinez

From: Robert Hely <rhely@win-waste.com>
Sent: Thursday, October 13, 2022 11:49 AM
To: Amanda Martinez
Subject: Re: Margate Land Use Plan Amendment-Capacity Conformation
Attachments: Solid Waste Letter Request.pdf

Win-waste innovations, formerly Wheelabrator, is the City of Margate's solid waste processor. We have capacity for 830,000 tons of solid waste per year, with a current demand of 775,000 tons per year. We have ample capacity to process the additional solid waste anticipated to be generated by your proposed development project. This proposed development and the solid waste anticipated to be generated will have no adverse impact on our facility or our operations.

Bob Hely, Market Manager

Tel (954) 581-6606 | Cell 954 980-6998
4400 South State Road 7 Fort Lauderdale, Florida 33314
Email : RHely@Win-Waste.com



On Oct 13, 2022, at 11:28 AM, Amanda Martinez <amartinez@dmbblaw.com> wrote:

*** EXTERNAL email. Please be cautious and evaluate before you click on links, open attachments, or provide credentials. ***
Hi Robert,

I have attached a request for a letter confirming the information for the landfill and the capacity to serve a proposed townhome development in the City of Margate. Can you please review the attached request and confirm the information is correct and that there is capacity to serve the project?

Thank you,

Amanda Martinez, Land Planner
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): (954)304-7755
Tel(main): 561-405-3300
Fax: (561)409-2341
E-mail: amartinez@dmbblaw.com

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751 NW 31st Avenue, Fort Lauderdale, FL 33311
O (954) 583-1830; F (954) 327-9521 republicservices.com

October 19, 2022

DMBB Law
Attn: Amanda Martinez

RE: 7870 Margate Blvd, Margate, FL

To Whom It May Concern,

This is to confirm that Republic Services, as the franchise hauler for the city of Margate, will provide trash and recycle services for Springdale Townhomes, at the referenced address.

We are proud to be the city's service provider and are available to answer any questions or provide further assistance.

Sincerely,
Karen Morrison
Territory Executive
e kmorrison@republicservices.com
o (954) 327-9540 c (954) 205-0720

Exhibit F
Broward County EPD Email

Amanda Martinez

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

Jeff,

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

Thank you,



TOMAS PEREZ ABENIACAR, STAFF ENGINEER

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

Surface Water Management Licensing

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

Office: (954) 519-1243

Broward.org/Environment | [ePermits](#)

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

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

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Phish Alert Report button.

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

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

SCHNARS

ENGINEERING CORPORATION

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

From: Jeff Schnars

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

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

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

Subject: RE: Margate Executive Golf Course property

Hi Tomas,

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

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

In summary,

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

Please confirm you agree with the above.

Thank you.

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

SCHNARS

ENGINEERING CORPORATION

947 Clint Moore Road
Boca Raton, Florida 33487
Office: 561-241-6455
Fax: 561-241-5182

Toll Free: 888-285-3886

www.schnars.com

From: Perez Abeniagar, Tomas <TPEREZABENIACAR@broward.org>
Sent: Friday, August 05, 2022 11:18 AM
To: Jeff Schnars <jeff@schnars.com>; mike@fimiani.com
Cc: Narvaez, Johana <JNARVAEZ@broward.org>; Adoriso, Carlos <CADORISIO@broward.org>
Subject: RE: Margate Executive Golf Course property

Good morning Jeff,

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

Thank you,



TOMAS PEREZ ABENIACAR, STAFF ENGINEER

**Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Surface Water Management Licensing**

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1243

Broward.org/Environment | [ePermits](#)

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

From: Jeff Schnars <jeff@schnars.com>
Sent: Thursday, August 4, 2022 2:33 PM
To: Perez Abeniagar, Tomas <TPEREZABENIACAR@broward.org>; mike@fimiani.com
Cc: Narvaez, Johana <JNARVAEZ@broward.org>; Adoriso, Carlos <CADORISIO@broward.org>
Subject: RE: Margate Executive Golf Course property

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Hi Tomas,

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

Thanks.

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

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

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

Mr. Schnars,

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

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

Comments regarding the plans and calculations:

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

Let me know if you have any questions.

Regards,



TOMAS PEREZ ABENIACAR, STAFF ENGINEER

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1243

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

From: Jeff Schnars <jeff@schnars.com>
Sent: Tuesday, July 19, 2022 2:45 PM
To: Narvaez, Johana <JNARVAEZ@broward.org>; Adorasio, Carlos <CADORISIO@broward.org>
Cc: 'mike@fimiani.com' <mike@fimiani.com>
Subject: RE: Margate Executive Golf Course property

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Johana,

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

We are happy to attend a meeting to review together.

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

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

SCHNARS
ENGINEERING CORPORATION

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

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

See Broward County Licenses attached.

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

Sincerely,



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

Broward.org/Environment | [ePermits](#) |

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

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

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

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



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

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

Hi Carlos / Johana:

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

Let me know when you are available to discuss.

Thanks.

Jeff

Jeffrey T. Schnars, P.E.

President

jeff@schnars.com

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ENGINEERING CORPORATION

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Boca Raton, Florida 33487
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Exhibit G
Drainage Service Letter



October 16th 2023

Jeff Schnars, P.E.
Schnars Engineering Corporation
947 Clint Moore Road
Boca Raton

**Re: Springdale Townhomes, aka Margate Executive Golf Course
Approval of Drainage Level of Service**

Dear Mr. Schnars,

In regards to the referenced development we submit the following:

We have reviewed your application for an amendment to the Land Use Plan dated August 11, 2023 and in principle, are in agreement with the developer's stated commitments under Section 5, subsection D, items 1 through 5, to address the drainage requirements set forth by the City and County.

Sincerely,

Curt A. Keyser, P.E.
Director

City Commission

Mayor Anthony N. Caggiano
Vice Mayor Tommy Ruzzano
Antonio V. Arserio
Arlene R. Schwartz
Joanne Simone

City Manager

Cale Curtis

Interim City Attorney

Weiss Serota Helfman Cole &
Bierman, P.L.

City Clerk

Jennifer M. Johnson

Exhibit H
Community Parks Inventory

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

Public Community Parks	Net Acreage	Public Access	Signage	Private Recreation Open Space	Net Acreage	> 0.5ac	Deed	Zoned	Credit Allowed
Calyпсо Cove at Royal Palm Park	3.88	Yes	Yes	Aztec Rec Area	4.39	Yes	No	No	0.00
Centennial Park	4.05	Yes	Yes	Coconut Key Rec Area	0.60	Yes	No	No	0.00
Coral Gate Park	4.09	Yes	Yes	Colonies East Rec Area	2.53	Yes	No	No	0.00
David Park	5.50	Yes	Yes	Colonies West Rec Area	3.28	Yes	No	No	0.00
Firefighters Park	9.00	Yes	Yes	Coral Cay Rec Facility	6.67	Yes	No	No	0.00
Greenwald Park	0.13	Yes	No	Coral Gate Rec Area	3.76	Yes	No	No	0.00
Kaye Stevens Park	1.90	Yes	Yes	Holiday Springs Rec Area	6.43	Yes	No	No	0.00
Lemon Tree Lake Park	0.72	Yes	Yes	Holiday Springs Rec Facility	7.53	Yes	No	No	0.00
Legacy Park	0.34	Yes	Yes	Lakewood on the Green Rec Area	3.69	Yes	No	No	0.00
Margate Elementary(Park)	0.92	Yes	Yes	Lakewood on the Green Rec Facility	3.05	No	No	No	0.00
Margate Middle School - Andrews Park	10.11	Yes	Yes	Merrick Rec Area	0.17	Yes	No	No	0.00
Margate Sports Complex	12.03	Yes	Yes	Monte Carlo Rec Area	0.49	Yes	No	No	0.00
Oriole Park/Margate Marina	8.34	Yes	Yes	North/South Bay Park (less wetlands)	7.53	Yes	No	No	0.00
Rock Island Fitness	0.42	Yes	Yes	Oakland Hills Rec Area	2.52	Yes	No	No	0.00
Serino Park	2.15	Yes	Yes	Oakland Hills Rec Facility	3.26	Yes	No	No	0.00
Southeast Park	11.12	Yes	Yes	Palm Lakes Rec Area	0.68	Yes	No	No	0.00
Southgate Park	1.47	Yes	Yes	Paradise Gardens 1 Rec Facility	2.34	Yes	No	No	0.00
Veteran's Memorial Park	1.13	Yes	Yes	Paradise Gardens 2 Rec Facility	1.19	Yes	Yes	Yes	1.19
Vinson Park	6.93	Yes	Yes	Paradise Gardens 3 Rec Facility	2.31	Yes	No	No	0.00
Winfield Park	1.82	Yes	Yes	Paradise Gardens 4 Rec Facility	3.54	Yes	No	No	0.00
Total:	86.05			Peninsula at Coral Bay	1.06	Yes	No	No	0.00
Public Regional Parks	Net Acreage	Credit Allowed (max 10%, not to exceed 10 ac.)		Royal Park Gardens Rec Area	2.83	Yes	No	No	0.00
				The Courtyards Rec Area	0.97	Yes	No	No	0.00
				The Falls Rec Area	1.01	Yes	No	No	0.00
Fern Forest Nature Center	247.00	10.00		The Lakes Rec Area	1.05	Yes	No	No	0.00
Herman & Dorothy Shooster Preserve	19.83	1.98		The Laurels Rec Area	0.96	Yes	No	No	0.00
				The Laurels Rec Facility	0.80	Yes	No	No	0.00

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

Public Regional Parks	Net Acreage	Credit Allowed (max 10%, not to exceed 10 ac.)	Private Recreation Open Space	Net Acreage	> 0.5ac	Deed	Zoned	Credit Allowed
Total:	266.83	11.98	Townhomes of Oriole Rec Facility Woodlake Isles Rec Area Total:	1.23 1.01 76.88	Yes Yes	No No	No No	0.00 0.00 1.19
Golf Courses	Net Acreage	Credit Allowed (max 15% of requirement)						
Carolina (18 holes)	191.99							
Oriole- Executive (9 holes)	20.82							
Oriole- Margate (18 holes)	115.90							
Palm Lakes (9 holes) [closed]	17.43							
Total:	346.14	30.90						
Community Lakes & Waterways	Net Acreage	Public Access	Signage	Credit Allowed	Land Use	Deed Restricted	Credit Allowed	
Coral Gate Section 3 Lake	12.45	No	No	0.00	Cons	No	1.54	
Lake Margate	11.20	No	No	0.00	AC	Yes	8.00	
Lemon Tree Lake	57.00	Yes	Yes	57.00	AC	No	0.00	
IBEC Addition No. 4 Lake	5.69	No	No	0.00	Park	No	0.00	
IBEC Addition No. 2 Lake	1.09	Yes	Yes	1.09				
Sunflower Lake	6.49	No	No	0.00				
Total:	93.92			58.09			9.54	

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

Level of Service Determination: Parks and Recreation Acreage 2020-2045	Population Forecast - Per Broward County PFAMI 2017 Model	Broward County Min Standard: 3acr/1,000	Type of Facility - 2045	Total Acreage	% Avail	Acreage Applied
2020	56,447	169.3	Public Community Parks	86.05	100%	86.05
2025	59,654	179.0	Public Regional Parks	266.83	10%	11.98
2030	62,187	186.6	Golf Courses	346.14	15%	30.90
2035	64,663	194.0	Private Conservation Wetlands	8.00	100%	9.54
2040	66,641	199.9	Private Recreation Open Space	76.88		1.19
2045	68,660	206.0	Community Lakes and Waterways	58.09		58.09
			TOTAL	841.98		197.74

Source: Broward County Planning and Development Management Division

Exhibit I
Wetlands Assessment Letter



April 22, 2022

Michael Fimiani
Margate Executive Golf Course, LLC
5301 North Federal Highway, Suite 350
Boca Raton, FL 33487

Mike@Fimiani.com

**Re: Margate Executive Golf Course
Wetlands Assessment**

Dear Mr. Fimiani,

This is an opinion on the presence or absence of wetlands for the Margate Executive Golf Course. WGI is providing this information to assist you with a land use plan amendment.

The subject property consists of approximately 20 acres and is located at 7870 Margate Boulevard in Margate, FL 33063 (**Figure 1**). The subject property is identified by the following Broward County Parcel ID Number: 4841-35-05-0030.

WGI reviewed the National Wetlands Inventory map (**Figure 2**). The National Wetlands Inventory indicates no wetlands on the Subject Property, only surface waters.

WGI reviewed the Broward County wetlands map (**Figure 3**). The Broward County wetlands map indicates no wetlands on the Subject Property.

WGI reviewed the National Resources Conservation Service soil map (**Figure 4**). The subject property has been mapped as Immokalee fine sand and Immokalee limestone substratum-Urban land complex. Neither of these soil types has a hydric soil classification (a hydric soil classification is an indicator of potential wetlands).

WGI conducted a field reconnaissance on April 21, 2022. The field reconnaissance was conducted by Rick Harman, PWS, CEP, who is a Professional Wetland Scientist. WGI did not find any areas that would likely be claimed as jurisdictional wetlands by the county, state, or federal regulatory agencies.

Based on the above, it is WGI's professional opinion that there are no wetlands on the Subject Property. If you have any questions, don't hesitate to contact me at john.abbott@wginc.com or 561-687-2220.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Abbott', is written over a circular blue stamp. The stamp is partially obscured by the signature and the text below it.

John Abbott, PG, CEP
Director, Environmental Services

ec: Amanda Martinez; Dunay, Miskel and Backman, LLP
Matthew Scott; Dunay, Miskel and Backman, LLP



April 21, 2022

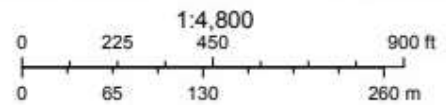


Figure 1. Map of the Subject Property

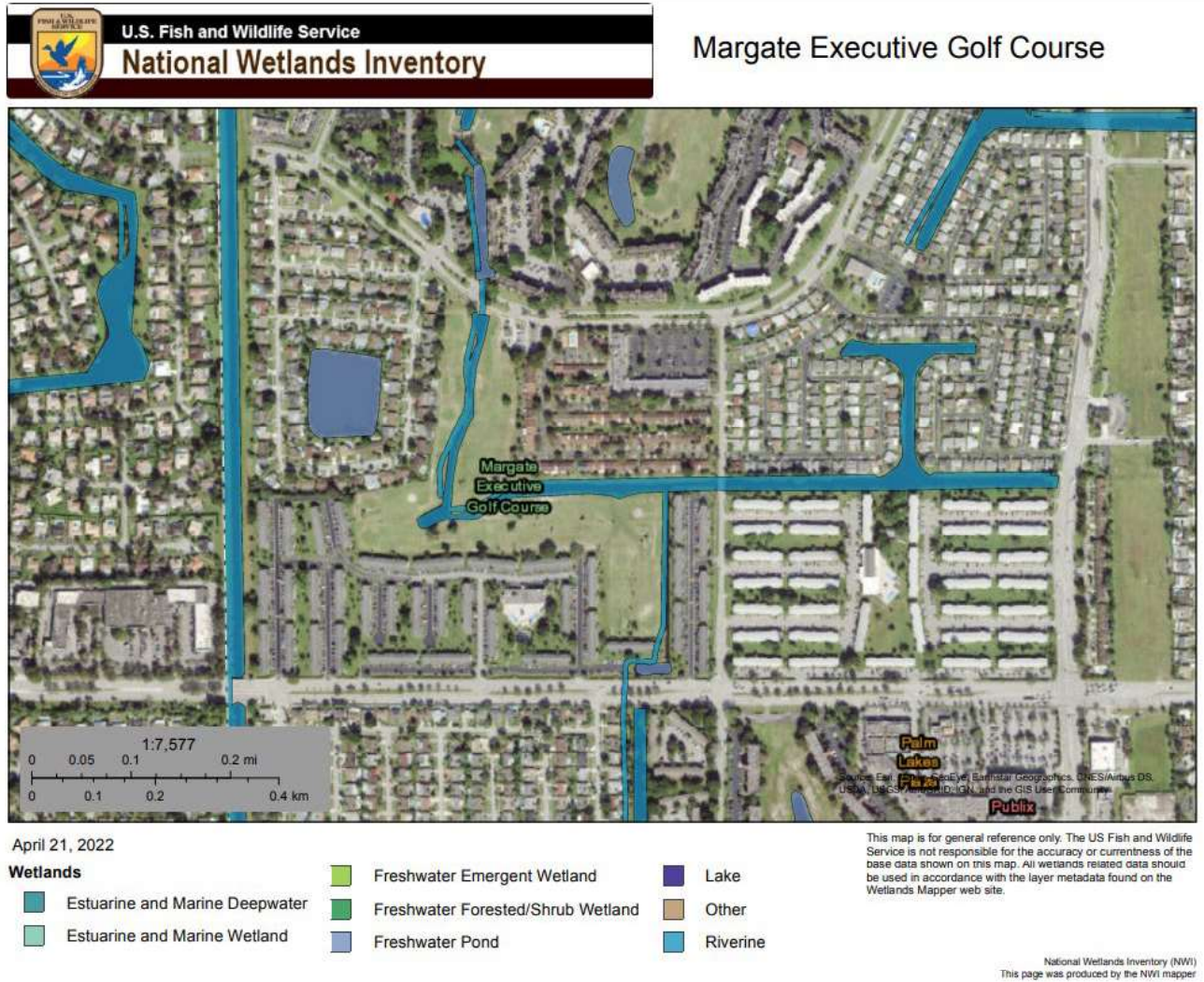


Figure 2. National Wetlands Inventory



Figure 3. Broward County Wetlands Map (map adopted 1/26/2021)
Blue areas are surface waters, not wetlands



Figure 4. Soil Map
15 = Immokalee fine sand, 0 to 2 percent slopes
16 = Immokalee, limestone substratum-Urban land complex

Exhibit J
Phase II Environmental
Assessment Report

PHASE II SUBSURFACE INVESTIGATION REPORT

Margate Executive Golf Course
7870 Margate Boulevard
Margate, Florida 33063

February 20, 2018
Partner Project Number: 18-206246.1

Prepared for:

Margate Executive Golf Course, Inc.
3501 North Federal Highway, Suite 350
Boca Raton, Florida 33487



February 20, 2018

Mike Fimiani
Margate Executive Golf Course, Inc.
5301 North Federal Highway
Boca Raton, Florida 33487

Subject: Phase II Subsurface Investigation Report
Margate Executive Golf Course
7870 Margate Boulevard
Margate, Florida 33063
Partner Project Number: 18-206246.1

Dear Mike Fimiani:

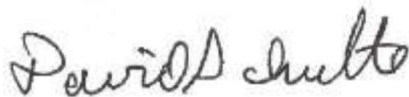
Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed on the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact William Marcus at (904) 373-9264 or wmarcus@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.



David Schulte, PG
Project Geologist



Michael Emilio
Senior Project Manager



William Marcus
Principal

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ATTACHMENTS

Tables	1 Soil Analytical Summary
	2. Groundwater Analytical Summary
Figures	1. Site Location Map
	2. Topographic Map
	3. Site Plan Map Showing Sample Locations
	4. Soil Concentrations Map
	5. Groundwater Concentrations Map
Appendices	A. Boring Logs
	B. Laboratory Analytical Reports

1.0 INTRODUCTION

1.1 Purpose

Based on historical and current use of the executive par 3 course, the potential for soil and groundwater impacts exist associated with the historical use of agrichemicals for standard golf course maintenance. As agreed, Partner will evaluate limited areas of the Site only for agrichemical soil and groundwater impacts. The purpose of this limited investigation is intended to provide representative soil and groundwater quality concentrations at the Site in relation to its current and past use as a golf course. This initial investigation will provide a general water quality evaluation, however is not intended to comply with requirements of Broward County Regulatory Site Assessment Reporting (SAR), but will serve as screening level assessment for future environmental planning and development purposes.

The Limited Phase II Soil and Groundwater Assessment was conducted in accordance with the authorized Partner proposal dated December 22, 2017.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third-party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. However, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally-accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by Margate Executive Golf Course, Inc. (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such

use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of a single parcel of land comprising approximately 20.82-acres located on the south side of Margate Boulevard within a residential area of the City of Margate. The subject property is currently developed with an executive Par 3 golf course, which was constructed in 1973 to 1974. The subject property is improved with a small golf course concession building with an adjacent asphalt-paved parking area, and associated landscaping.

The subject property is bound by Margate Golf & Tennis Club main golf to the north across Margate Boulevard, the Garden Patio Villas residential community to the east, the Margate Garden Condominiums to the south, and single-family residential homes to the west. Refer to Figure 1 for the site location.

2.2 Site History

Based on the historical and current use of the subject property as an executive par 3 golf course, the potential for soil and groundwater impacts exist associated with the historical use of agrichemicals for standard golf course maintenance. As agreed, Partner will evaluate limited areas of the subject property only for agrichemical soil and groundwater impacts.

The purpose of this limited investigation is intended to provide representative soil and groundwater quality concentrations at the Site in relation to its current and past use as a golf course. This initial investigation is not intended to comply with requirements of Broward County Regulatory Site Assessment Reporting (SAR). However, it will provide a general soil and ground water quality evaluation and serve as screening level assessment for future environmental planning and development purposes.

2.3 Geology and Hydrogeology

Based on a review of the United States Geological Survey (USGS) *Fort Lauderdale, North, Florida* Quadrangle topographic map, the subject property was situated at an elevation approximately 12 feet above mean sea level prior to development as a golf course. The current topography is contoured with long sloping fairways and mounded greens and tee boxes with elevations up to 20 feet above mean sea level. Refer to Figure 2 for a topographic map of the site vicinity.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of fine to medium-grained quartz sand from the ground surface to approximately 10 feet below ground surface (bgs). Refer to Appendix A for boring logs from this investigation.

Groundwater was encountered during this investigation between 4 and 5 feet bgs.

3.0 FIELD ACTIVITIES

The scope of the Limited Phase II Subsurface Investigation included the advancement of 8 soil borings (SB-1 through SB-8) for the collection of representative soil samples including the installation of 2 temporary well points for the collection of groundwater samples. Refer to Figure 3 for a site aerial map showing the golf course, surrounding properties and the sample locations.

3.1.1 Utility Clearance

Partner delineated the boring locations on January 18, 2018 with white spray paint and notified 811 One Call to clear public utility lines as required by law at least 72 hours prior to drilling activities. One Call issued ticket number 017802785 for the project. In addition, at the two locations where groundwater samples were collected, the hole was cleared with a hand auger to 6 feet in depth prior to installing the temporary PVC well screens.

3.1.2 Health and Safety Plan

Partner reviewed the site-specific Health and Safety Plan with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Drilling Equipment

On January 22, 2018 Partner subcontracted with a state-licensed drilling contractor, JAEE Environmental Services, Inc. of Davie, Florida, to install the test borings. JAEE, under the direction of Partner, advanced soil borings SB-1 through SB-8 with a stainless-steel hand auger for the collection of soil samples and clearing the boring location at the two locations to a depth of six feet bgs to prevent impacting potentially unmarked utilities where groundwater samples were to be collected. Sampling equipment was decontaminated between soil samples and borings to prevent cross-contamination.

Soil borings SB-1, SB-5 and SB-8 were advanced at the edge of tee boxes. Soil boring SB-1 was installed at the edge of the short distance tee box with the longer distance tee box approximately 10 feet to the west. Soil borings SB-2, SB-3, SB-4, SB-6 and SB-7 were advanced at down slope edges of golf course greens. The golf course locations for each sampling point are summarized below:

- **Soil Boring SB-1 / GW-1 situated on the west edge of #9 Tee Box**
- **Soil Boring SB-2 situated on the north edge of #8 Green**
- **Soil Boring SB-3 situated on the northeast edge of #7 Green**
- **Soil Boring SB-4 situated on the northeast edge of #5 Green**
- **Soil Boring SB-5 / GW-5 situated on the southeast edge of #2 Tee Box**
- **Soil Boring SB-6 situated on the east edge of #4 Green**
- **Soil Boring SB-7 situated on the south edge of #2 Green**
- **Soil Boring SB-8 situated on the southeast edge of #1 Tee Box**

All test borings were advanced to terminal depths of 2 feet to collect soil samples. Test borings SB-1 and SB-5 were further advanced with the hand auger to a terminal depth 6 feet bgs, and groundwater was encountered in SB-1 and SB-5 at depths 4 feet and 5 feet bgs, respectively. Copies of the soil boring logs are provided in Appendix A.

3.3 Soil Sampling and Temporary Monitor Well Installation

Soil samples SB-1 through SB-8 were collected from the ground surface to a depth of 2 feet bgs utilizing a stainless-steel hand auger and placed in plastic bags for compositing. Soil samples were then placed into a laboratory supplied containers then into a cooler with ice, under chain-of-custody procedures and submitted to Jupiter Environmental Laboratories for analysis of arsenic via EPA Method 6020, and chlorinated pesticides via EPA Method 8081.

Following the advancement of the boring to a depth of 6 feet bgs, the direct-push drill rig was utilized to push a 2.5-inch diameter steel casing into the subsurface to a depth of 10 feet bgs. The steel casing was fitted with a disposable steel plug at the bottom that was ejected at the boring terminus using a 1" diameter Schedule 40 PVC well screen. The well screen was 5 feet long with 5 feet of Schedule 40 riser pipe. As the steel casing was lifted the temporary pvc well was set with the screen interval at five to 10 feet bgs. Once the steel casing was removed, fine sand was added to the well annulus as filter media and for stabilization of the well wall.

No significant amounts of derived wastes were generated during this investigation. Purge water was discharged to the surface and left over soil cuttings were returned to their respective borings.

3.4 Groundwater Sampling

On January 22, 2018, groundwater samples were collected from temporary monitor well locations GW-1 and GW-5 using a new 3/8-inch diameter polyethylene tubing and a peristaltic pump. Each temporary monitor well was purged using a peristaltic pump at approximately 0.12 gallons per minute until the groundwater appeared clear and free of sediment. After purging approximately 6 gallons from GW-1 the groundwater was still slightly turbid (~100 NTU). However, do to time constraints, groundwater samples were collected for analysis. After purging approximately 6 gallons from GW-5 the groundwater was very clear and groundwater samples were collected for analysis.

The arsenic groundwater samples were placed into containers with no preservatives so that the samples could be filtered in the laboratory prior to preservation. All samples were labeled for identification and stored in an iced cooler. The temporary monitor well screens were then removed from the subsurface and the boreholes were backfilled with a mixture of golf course sand with some bentonite chips.

4.0 LABORATORY ANALYSIS

4.1 Laboratory Analysis

Partner collected 8 soil samples and 2 groundwater samples on January 22, 2018, which were transported in an iced cooler under proper chain-of-custody protocol to Jupiter Environmental Laboratories, a state-certified laboratory (NELAP Number E86546) located in Jupiter, Florida. All soil samples were analyzed for arsenic via EPA Method 6020 and for Chlorinated Pesticides via EPA Method 8081. The groundwater samples were also analyzed for arsenic via EPA Method 200.8 and Chlorinated Pesticides via EPA Method 8081.

4.2 Laboratory Analytical Results

Laboratory analytical results are included in Appendix B and discussed below.

4.2.1 Soil Sample Analytical Results

As shown on Table 1 and on Figure 4, detectable concentrations of the Chlorinated Pesticides 4,4-DDE, 4,4-DDT, Dieldrin and Total Chlordane were reported in the soil samples. 4,4-DDE, 4,4-DDT soil concentrations were reported in the soil samples from soil borings SB-2 through SB-7. The concentrations ranged from 0.098 micrograms per kilogram (ug/kg) to 15.5 ug/kg. These concentrations do not exceed any of the Soil Cleanup Target Levels (SCTLs) as found in Chapter 62-780, Florida Administrative Code (F.A.C) (Contaminated Site Cleanup Criteria), Table II (Soil Cleanup Target Levels). For 4,4-DDE and 4,4-DDT, the SCTL based on residential exposure is 2,900 ug/kg.

Total Chlordane soil concentrations were reported in the soil samples from soil borings SB-2, SB-3, SB-4, SB-6 and SB-7. The concentrations ranged from 39 ug/kg to 290 ug/kg. These concentrations do not exceed any of the SCTLs as found in Chapter 62-780, F.A.C Table II (SCTLs). For Chlordane, the SCTL based on residential exposure is 2,800 ug/kg.

Dieldrin soil concentrations were reported in all 8 soil samples from each soil boring SB-1 through SB-8. The concentrations ranged from 0.248 ug/kg (SB-1) to 9.31 ug/kg (SB-7). These concentrations do not exceed the direct exposure residential or commercial exposure SCTLs as found in Chapter 62-780, F.A.C Table II (SCTLs) of 60 ug/kg and 300 ug/kg, respectively. However, the dieldrin soil concentrations in soil samples from test borings SB-2, SB-3, SB-4, SB-6 and SB-7 all exceeded its leachability SCTL of 2 ug/kg.

Arsenic soil concentrations were reported in all 8 soil samples from each soil boring SB-1 through SB-8. The concentrations ranged from 1.7 milligrams per kilogram (mg/kg) (SB-1) to 22 mg/kg (SB-2). Except for the arsenic concentration at the SB-1 location, all the arsenic concentrations exceeded the residential direct exposure SCTL as found in Chapter 62-780, F.A.C Table II (SCTLs) of 2.1 mg/kg. For arsenic, the SCTL based on commercial direct exposure is 12 mg/kg, but the leachability SCTL is normally determined using specific leachability testing for each site.

4.2.2 Groundwater Sample Analytical Results

As shown on Table 2, there were no detectable concentrations of chlorinated pesticides in either of the groundwater samples (GW-1 and GW-5).

Arsenic groundwater samples were lab-filtered to remove fine-grained particles suspended in the groundwater, as metals such as arsenic have an affinity to bond within some fine-grained particles. Therefore, arsenic groundwater concentrations are representative of dissolved arsenic. The groundwater arsenic concentration reported from the GW-1 sample was 19 micrograms per liter (ug/l) and for the GW-5 sample was 64 ug/l. Refer to Figure 5 showing an aerial site plan with the arsenic groundwater concentrations. Both of these concentrations exceed the Groundwater Cleanup Target Level (GCTL) for arsenic as found in Chapter 62-780, F.A.C (Contaminated Site Cleanup Criteria), Table I (GCTLs) and the Florida Primary Drinking Water Standard.

5.0 DISCUSSION AND CONCLUSIONS

5.1 Regulatory Agency Guidance

The soil and groundwater analytical results were compared to regulatory cleanup levels as set forth in Chapter 62-780, F.A.C (Contaminated Site Cleanup Criteria), Table I (Groundwater Cleanup Target Levels (GCTLs)), and Table II (Soil Cleanup Target Levels (SCTLs)). The arsenic soil analytical results were compared to Direct Exposure levels for Residential of 2.1 milligrams per kilogram (mg/kg), and for Commercial/Industrial of 12 mg/kg. The groundwater analytical results were compared to Primary Drinking Water Standard referenced in Table I for arsenic of 10 micrograms per liter (ug/l), and to the Chapter 62-780, F.A.C (Contaminated Site Cleanup Criteria), Table I (Groundwater Cleanup Target Levels (GCTLs)).

5.2 Summary and Conclusions

Partner conducted a Limited Phase II Subsurface Investigation at the subject property to evaluate the potential impacts to soil and groundwater as a consequence of the historical use of agrichemicals for golf course turf maintenance. The scope of the Phase II Subsurface Investigation included the advancement of 8 soil borings (SB-1 through SB-8) for the collection of representative soil samples including the installation of two temporary well points for the collection of groundwater samples.

The soil analytical results indicate the arsenic and dieldrin concentrations that exceeded one of their SCTLs. Most notably for arsenic where the concentrations in 7 out of the 8 samples exceeded the SCTL based on residential exposure of 2.1 mg/kg. The Dieldrin soil concentrations in 6 out of the 8 samples exceeded the SCTL based on leachability to groundwater of 2 ug/kg. However, there were no chlorinated pesticides detected in either of the groundwater samples.

Arsenic groundwater concentrations in both groundwater samples GW-1 and GW-5 exceeded the Florida Primary drinking water standard of 10 ug/l (also referred in Chapter 62-780, F.A.C Table I (Groundwater Cleanup Target Levels)).

Based on the Limited Subsurface Investigation, dieldrin soil impacts and arsenic soil and groundwater impacts are present on the subject property above regulatory standards. It should be noted that these exceedances at the subject property are not atypical of South Florida golf course turf conditions that have been treated with even small amounts of the herbicide Monosodium Methanearsonate (MSMA). Based on the exceedances, Partner advises that a further Site Assessment of the soil and groundwater impacts would be required to evaluate the potential remedial alternatives and costs that could be associated with redevelopment of the property. As such it is Partner's opinion, that the Broward County Environmental Protection and Growth Department (BCEPGD) and the Florida Department of Environmental Protection (FDEP), would require a complete Site Assessment to delineate the extent of the impacts per Chapter 62-780, F.A.C. Additional assessment could also be used in support of the development of a Soil and Groundwater Management Plan and any potential future administrative or engineering controls on the subject property.

TABLES

**TABLE 1
SOIL ANALYTICAL RESULTS SUMMARY
MARGATE EXECUTIVE GOLF COURSE**

Parameter	Reporting Units	62-777 Table 2 Soil		62-777 Table 2 Soil Leach Base GW Criteria	SB-1 0' to 2' 1/22/2018	SB-2 0' to 2' 1/22/2018	SB-3 0' to 2' 1/22/2018	SB-4 0' to 2' 1/22/2018	SB-5 0' to 2' 1/22/2018	SB-6 0' to 2' 1/22/2018	SB-7 0' to 2' 1/22/2018	SB-8 0' to 2' 1/22/2018
		Residential	Commercial Industrial									
Location												
GC Semivolatiles by 8081B					W Edge of #9 Tee Box	N Edge of #8 Green	NE Edge of #7 Green	NE Edge of #5 Green	SE Edge of #2 Tee Box	E Edge of #4 Green	S Edge of #2 Green	SE Edge of #1 Tee Box
4,4-DDD	ug/kg	4200	22000	5800	0.079 U	0.085 U	1.66	0.081 U	0.08 U	0.084 U	0.087 U	0.081 U
4,4-DDE	ug/kg	2900	15000	18000	0.085 U	15.5	4.03	2.13	.098 I	5.98	9.36	.098 I
4,4-DDT	ug/kg	2900	15000	11000	0.197 U	2.44	1.64	0.201 U	0.199 U	1.53	2.99	0.202 U
Aldrin	ug/kg	60	300	200	0.086 U	0.093 U	0.087 U	0.088 U	0.087 U	0.092 U	0.095 U	0.089 U
alpha-BHC	ug/kg	100	600	0.3	0.078 U	0.084 U	0.079 U	0.08 U	0.079 U	0.083 U	0.086 U	0.08 U
alpha-Chlordane	ug/kg	#	#	9600	0.108 U	34.1	59.7	16.4	0.109 U	18.9	22.5	0.111 U
beta-BHC	ug/kg	500	2400	1	0.106 U	0.114 U	0.107 U	0.108 U	0.107 U	0.113 U	0.116 U	0.109 U
delta-BHC	ug/kg	24000	490000	200	0.077 U	0.083 U	0.077 U	0.078 U	0.077 U	0.082 U	0.084 U	0.079 U
Dieldrin	ug/kg	60	300	2	0.248 I	8.66	6.02	2.26	0.28 I	7.31	9.31	0.428
Endosulfan I	ug/kg	450000	#	#	0.085 U	0.092 U	0.086 U	0.087 U	0.086 U	0.091 U	0.094 U	0.087 U
Endosulfan II	ug/kg	450000	#	#	0.118 U	0.128 U	0.119 U	0.121 U	0.119 U	0.126 U	0.13 U	0.121 U
Endosulfan sulfate	ug/kg	450000	#	#	0.162 U	0.175 U	0.164 U	0.165 U	0.163 U	0.173 U	0.178 U	0.166 U
Endrin	ug/kg	25000	510000	1000	0.094 U	0.101 U	0.095 U	0.096 U	0.095 U	0.1 U	0.103 U	0.096 U
Endrin aldehyde	ug/kg	#	#	#	0.094 U	0.101 U	0.095 U	0.096 U	0.095 U	0.1 U	0.103 U	0.096 U
Endrin ketone	ug/kg	#	#	#	0.181 U	0.196 U	0.183 U	0.185 U	0.183 U	0.193 U	0.199 U	0.186 U
gamma-BHC (Lindane)	ug/kg	700	2500	9	0.088 U	0.095 U	0.089 U	0.089 U	0.088 U	0.093 U	0.096 U	0.09 U
gamma-Chlordane	ug/kg	#	#	9600	0.084 U	11.9	26.9	5.07	0.085 U	8.70	7.20	0.086 U
Heptachlor	ug/kg	200	1000	23000	0.112 U	0.121 U	0.113 U	0.114 U	0.113 U	0.119 U	0.123 U	0.115 U
Heptachlor epoxide	ug/kg	100	500	600	0.072 U	0.078 U	0.073 U	0.073 U	0.072 U	0.077 U	0.079 U	0.074 U
Methoxychlor	ug/kg	420000	8800000	160000	0.124 U	0.134 U	0.125 U	0.127 U	0.125 U	0.132 U	0.136 U	0.127 U
Total Chlordane	ug/kg	2800	#	9600	0.192 U	103	290	39	0.194 U	49.7	47.4	0.197 U
Toxaphene	ug/kg	900	4500	31000	3.1 U	3.35 U	3.14 U	3.17 U	3.13 U	3.31 U	3.41 U	3.18 U
Metals by 6020 Series												
Arsenic	mg/kg	2.1	12	***	1.7	22	8.5	6.4	5.1	6	8.4	2.5

Notes:

Bolded Analytical Concentrations indicates the concentration exceeded the leachability SCTL

U - Indicates that the compound was analyzed for but not detected.

ug/kg - micrograms per kilogram

mg/kg - milligrams per kilogram

= Soil Cleanup Target Level not published in Table 2.

*** Leachability values may be derived using the SPLP Test to calculate site-specific SCTLs or may be determined using TCLP in the event oily wastes are present

Yellow background indicates the concentration exceeds the residential SCTL

**TABLE 2:
GROUNDWATER ANALYTICAL RESULTS SUMMARY
MARGATE EXECUTIVE GOLF COURSE**

Sample ID			GW-1	GW-5
Location				
Sample Collection Date			1/22/2018	1/22/2018
Location			W Edge of #9 Tee Box	SE Edge of #2 Tee Box
Parameter	Reporting Units	FAC 62-780 GW Cleanup Target		
GC Semivolatiles by 8081A				
4,4'-DDD	ug/l	0.1	0.00056 U	0.00056 U
4,4'-DDE	ug/l	0.1	0.0014 U	0.0014 U
4,4'-DDT	ug/l	0.1	0.00095 U	0.00095 U
Aldrin	ug/l	0.002	0.00046 U	0.00046 U
alpha-BHC	ug/l	0.006	0.001 U	0.001 U
alpha-Chlordane	ug/l	2	0.00064 U	0.00064 U
beta-BHC	ug/l	0.02	0.0013 U	0.0013 U
delta-BHC	ug/l	2.1	0.0011 U	0.0011 U
Dieldrin	ug/l	0.002	0.00055 U	0.00055 U
Endosulfan I	ug/l	NA	0.0011 U	0.0011 U
Endosulfan II	ug/l	NA	0.00077 U	0.00077 U
Endosulfan sulfate	ug/l	NA	0.00055 U	0.00055 U
Endrin	ug/l	2	0.00064 U	0.00064 U
Endrin aldehyde	ug/l	NA	0.00068 U	0.00068 U
Endrin ketone	ug/l	NA	0.0008 U	0.0008 U
gamma-BHC (Lindane)	ug/l	0.2	0.00052 U	0.00052 U
gamma-Chlordane	ug/l	2	0.00046 U	0.00046 U
Heptachlor	ug/l	0.4	0.00046 U	0.00046 U
Heptachlor epoxide	ug/l	0.2	0.0014 U	0.0014 U
Methoxychlor	ug/l	40	0.0012 U	0.0012 U
Total Chlordane	ug/l	2	0.001 U	0.001 U
Toxaphene	ug/l	3	0.046 U	0.046 U
Metals by 6010B				
Arsenic*	ug/l	10	19	64

Notes:

ug/l - micrograms/liter

U - Indicates that the compound was analyzed for but not detected.

Bold text with yellow background in analytical result indicates the analytical results exceeded the GCTL.

* - Lab filtered

FIGURES

PARTNER

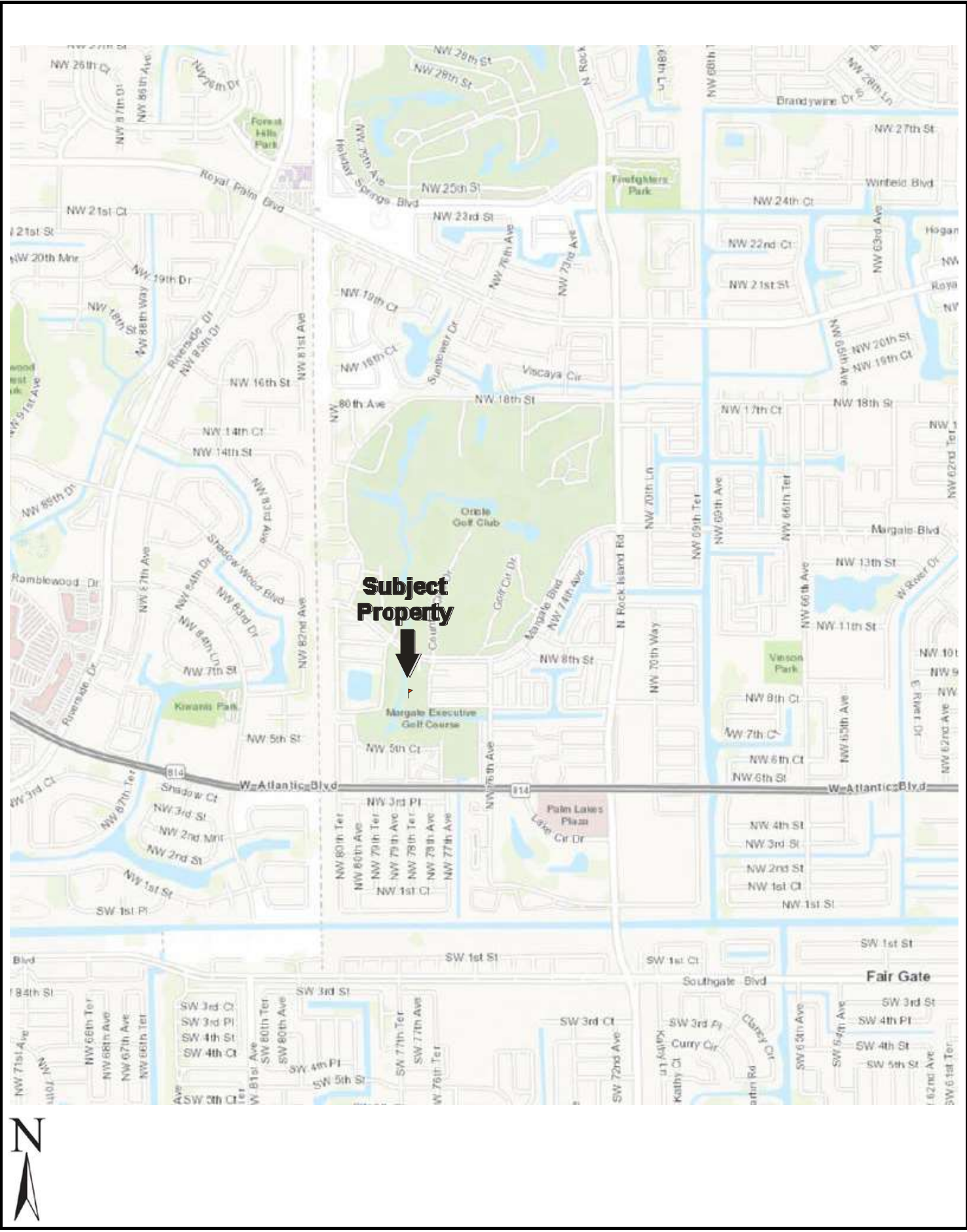
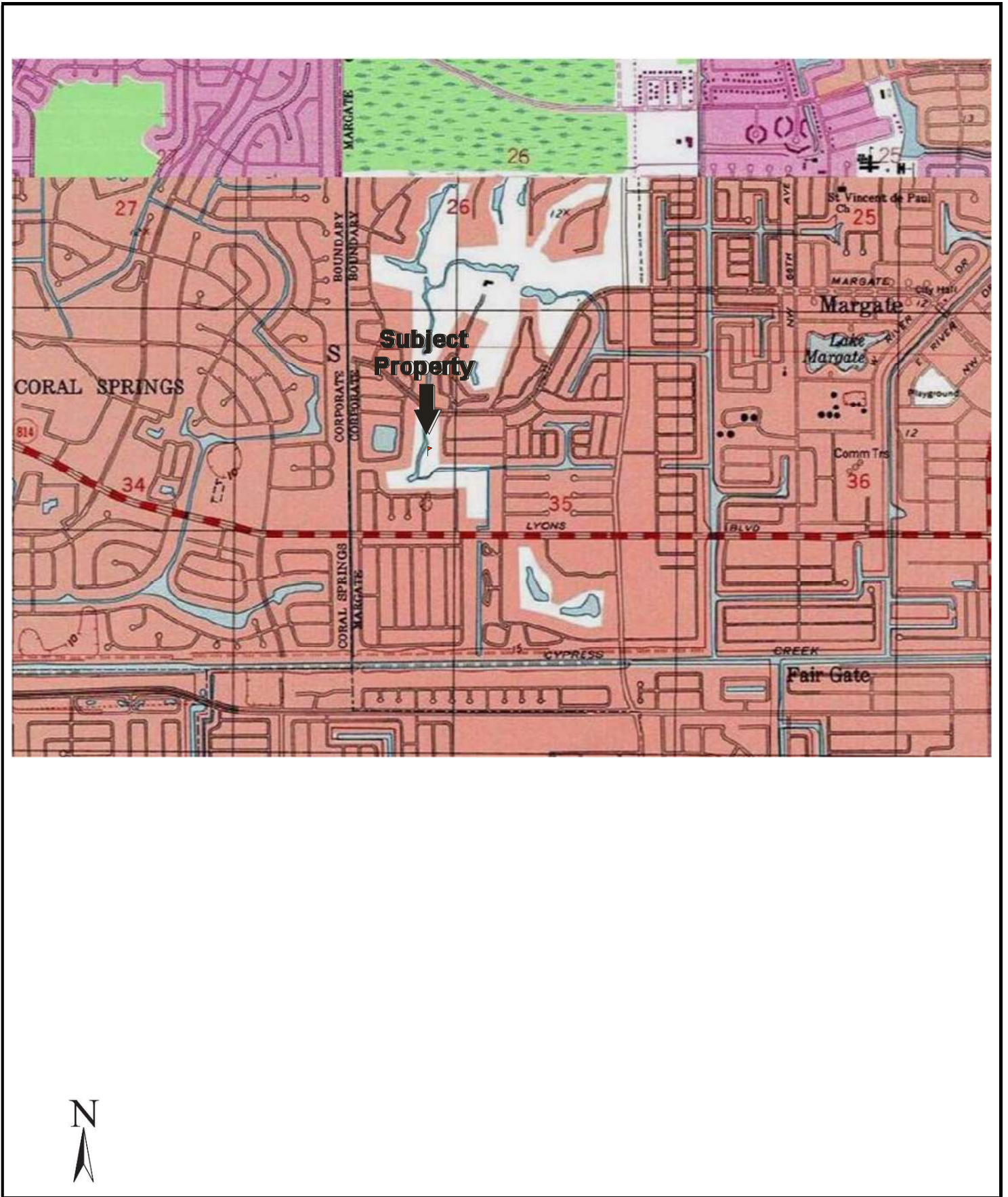


FIGURE 1: SITE LOCATION MAP
 Project No. 18-206246.1

Drawing Not To Scale





USGS 7.5 Minute Fort Lauderdale, North, FL, Quadrangle

Created: 1994

FIGURE 2: TOPOGRAPHIC MAP
Project No. 18-206246.1

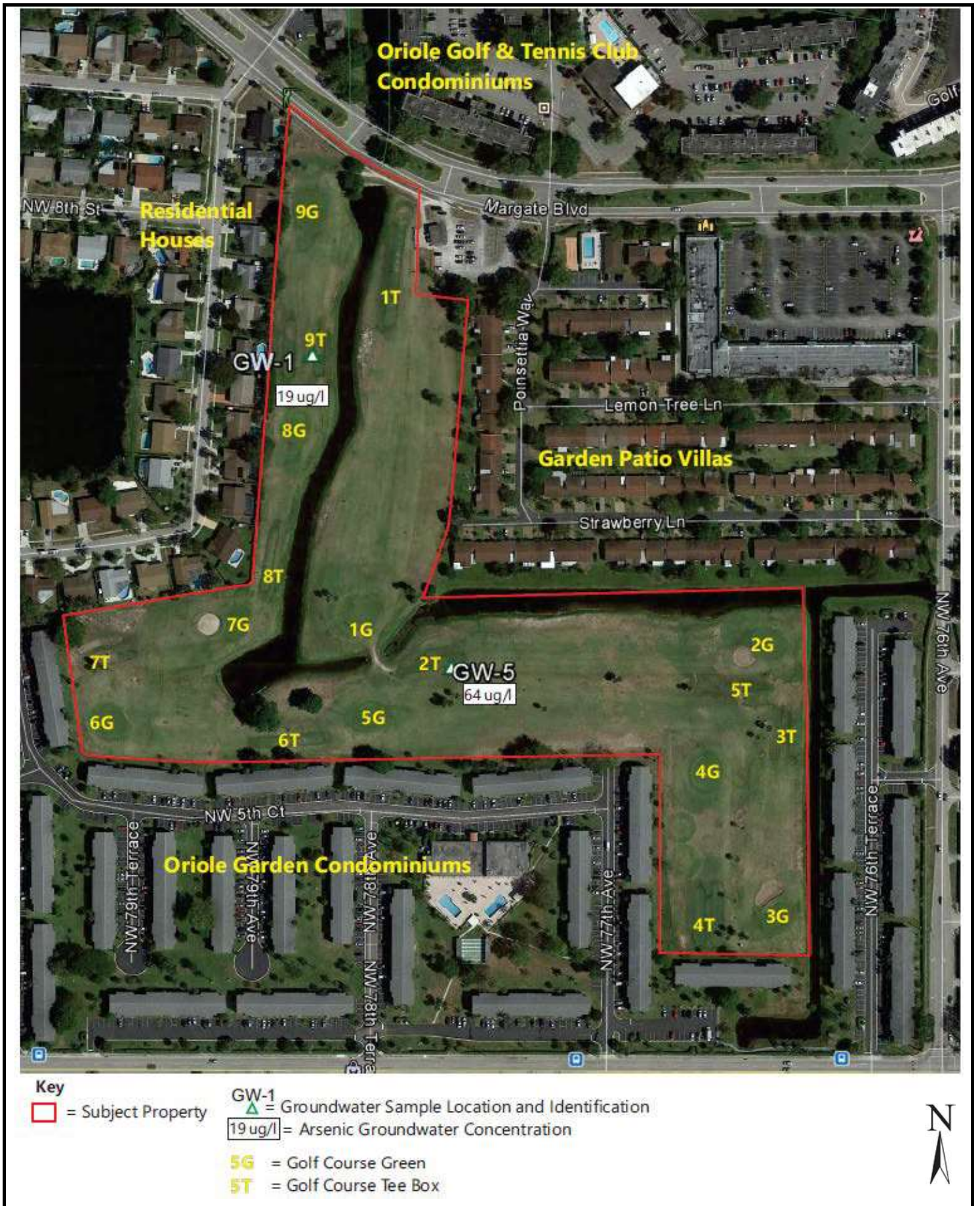
PARTNER



**FIGURE 3: SITE PLAN SHOWING
SAMPLE LOCATIONS**
Project No. 18-206246.1



FIGURE 4: SITE PLAN SHOWING SOIL CONCENTRATIONS
 Project No. 18-206246.1



**FIGURE 4: SITE PLAN SHOWING
GROUNDWATER CONCENTRATIONS**
Project No. 18-206246.1

APPENDIX A: BORING LOGS

Boring Number:		SB-1		Page 1 of 8		
Location:		Margate Executive Golf Course		Date Started:	1/22/2018	
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018	
		Margate, FL		Depth to Groundwater:	4 ft	
Project Number:		18-206246.1		Field Technician:	D. Schulte	
Drill Rig Type:		Geoprobe		Partner Engineering and Science		
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200		
Borehole Diameter:		2 inches		Torrance, California 90501		
Depth	Sample	PID	USCS	Description	Notes	
2"	SB-1	NA	SW	Brown fine to medium grained quartz sand with grass and roots	Soil Sample SB-1 (0' to 2')	
6"	SB-1	NA	SW	Brown fine to medium grained quartz sand with traces of roots		
18"	SB-1	NA	SW	Light tan fine to medium grained quartz sand with traces of silt		
24"	SB-1	NA	SW	Light tan fine to medium grained quartz sand with traces of silt		
36"				Light tan fine to medium grained quartz sand with traces of silt		
48"				Light tan fine to medium grained quartz sand with traces of silt		
60"				Light tan fine to medium grained quartz sand with traces of silt		
72"				Geoprobe pushed to 10' and 5 feet of PVC well screen and 5 feet of PVC riser installed.		
84"						Groundwater Sample GW-1 from -5' to -10'
96"						Groundwater slily light brown in color with no odors.
120"						
11'						
12'						
13'						
14'						
15'						
16'						
17'						
18'						
19'						
20'						

Boring Number:		SB-2		Page 2 of 8	
Location:		Margate Executive Golf Course		Date Started:	1/22/2018
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018
		Margate, FL		Depth to Groundwater:	5 ft
Project Number:		18-206246.1		Field Technician:	D. Schulte
Drill Rig Type:		Geoprobe		Partner Engineering and Science	
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
2"	SB-2	NA	SW	Brown fine to medium grained quartz sand with grass and roots	Soil Sample SB-2 (0' to 2')
6"	SB-2	NA	SW	Brown fine to medium grained quartz sand with traces of roots	
18"	SB-2	NA	SW	Brown fine to medium grained quartz sand with traces of silt	
24"	SB-2	NA	SW	Brown fine to medium grained quartz sand with traces of silt	
36"					
48"					
60"					
72"					
84"					
96"					
120"					
11'					
12'					
13'					
14'					
15'					
16'					
17'					
18'					
19'					
20'					

Boring Number:		SB-3		Page 3 of 8	
Location:		Margate Executive Golf Course		Date Started:	1/22/2018
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018
		Margate, FL		Depth to Groundwater:	5 ft
Project Number:		18-206246.1		Field Technician:	D. Schulte
Drill Rig Type:		Geoprobe		Partner Engineering and Science	
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
2"	SB-3	NA	SW	Brown fine to medium grained quartz sand with grass and roots	Soil Sample SB-3 (0' to 2')
6"	SB-3	NA	SW	Brown fine to medium grained quartz sand with traces of roots	
18"	SB-3	NA	SW	Tan fine to medium grained quartz sand with traces of silt	
24"	SB-3	NA	SW	Tan fine to medium grained quartz sand with traces of silt	
36"					
48"					
60"					
72"					
84"					
96"					
120"					
11'					
12'					
13'					
14'					
15'					
16'					
17'					
18'					
19'					
20'					

Boring Number:		SB-4		Page 4 of 8	
Location:		Margate Executive Golf Course		Date Started:	1/22/2018
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018
		Margate, FL		Depth to Groundwater:	5 ft
Project Number:		18-206246.1		Field Technician:	D. Schulte
Drill Rig Type:		Geoprobe		Partner Engineering and Science	
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
2"	SB-4	NA	SW	Brown fine to medium grained quartz sand with grass and roots	Soil Sample SB-3 (0' to 2')
6"	SB-4	NA	SW	Brown fine to medium grained quartz sand with traces of roots	
18"	SB-4	NA	SW	Tan fine to medium grained quartz sand with traces of silt	
24"	SB-4	NA	SW	Tan fine to medium grained quartz sand with traces of silt	
36"					
48"					
60"					
72"					
84"					
96"					
120"					
11'					
12'					
13'					
14'					
15'					
16'					
17'					
18'					
19'					
20'					

Boring Number:		SB-5		Page 5 of 8		
Location:		Margate Executive Golf Course		Date Started:	1/22/2018	
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018	
		Margate, FL		Depth to Groundwater:	5 ft	
Project Number:		18-206246.1		Field Technician:	D. Schulte	
Drill Rig Type:		Geoprobe		Partner Engineering and Science		
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200		
Borehole Diameter:		2 inches		Torrance, California 90501		
Depth	Sample	PID	USCS	Description	Notes	
2"	SB-5	NA	SW	Brown fine to medium grained quartz sand with grass and roots	Soil Sample SB-5 (0' to 2')	
6"	SB-5	NA	SW	Brown fine to medium grained quartz sand with traces of roots and limestone rock fragments		
18"	SB-5	NA	SW	Tan fine to medium grained quartz sand with traces of silt and limestone rock fragments		
24"	SB-5	NA	SW	Tan fine to medium grained quartz sand with traces of silt		
36"				Light tan fine to medium grained quartz sand with traces of silt		
48"				Light tan fine to medium grained quartz sand with traces of silt		
60"				Light tan fine to medium grained quartz sand with traces of silt		
72"				Geoprobe pushed to 10' and 5 feet of PVC well screen and 5 feet of PVC riser installed.		
84"						Groundwater Sample GW-5 from -5' to -10'
96"						Groundwater clear no color and no odors.
120"						
11'						
12'						
13'						
14'						
15'						
16'						
17'						
18'						
19'						
20'						

Boring Number:		SB-6		Page 6 of 8	
Location:		Margate Executive Golf Course		Date Started:	1/22/2018
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018
		Margate, FL		Depth to Groundwater:	5 ft
Project Number:		18-206246.1		Field Technician:	D. Schulte
Drill Rig Type:		Geoprobe		Partner Engineering and Science	
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
2"	SB-6	NA	SW	Brown fine to medium grained quartz sand with grass and roots and limestone rock fragments	Soil Sample SB-6 (0' to 2')
6"	SB-6	NA	SW	Brown fine to medium grained quartz sand with traces of roots and limestone rock fragments	
18"	SB-6	NA	SW	Brown fine to medium grained quartz sand with traces of limestone rock fragments	
24"	SB-6	NA	SW	Tan fine to medium grained quartz sand with traces of silt	
36"					
48"					
60"					
72"					
84"					
96"					
120"					
11'					
12'					
13'					
14'					
15'					
16'					
17'					
18'					
19'					
20'					

Boring Number:		SB-7		Page 7 of 8	
Location:		Margate Executive Golf Course		Date Started:	1/22/2018
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018
		Margate, FL		Depth to Groundwater:	5 ft
Project Number:		18-206246.1		Field Technician:	D. Schulte
Drill Rig Type:		Geoprobe		Partner Engineering and Science	
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
2"	SB-7	NA	SW	Brown fine to medium grained quartz sand with grass and roots	Soil Sample SB-7 (0' to 2')
6"	SB-7	NA	SW	Brown fine to medium grained quartz sand with traces of roots	
18"	SB-7	NA	SW	Brown fine to medium grained quartz sand with traces of silt	
24"	SB-7	NA	SW	Brown fine to medium grained quartz sand with traces of silt	
36"					
48"					
60"					
72"					
84"					
96"					
120"					
11'					
12'					
13'					
14'					
15'					
16'					
17'					
18'					
19'					
20'					

Boring Number:		SB-8		Page 8 of 8	
Location:		Margate Executive Golf Course		Date Started:	1/22/2018
Site Address:		7870 Margate Boulevard		Date Completed:	1/22/2018
		Margate, FL		Depth to Groundwater:	4 ft
Project Number:		18-206246.1		Field Technician:	D. Schulte
Drill Rig Type:		Geoprobe		Partner Engineering and Science	
Sampling Equipment:		Stainless Steel Hand Auger		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2 inches		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
2"	SB-8	NA	SW	Brown fine to medium grained quartz sand with grass and roots	Soil Sample SB-7 (0' to 2')
6"	SB-8	NA	SW	Brown fine to medium grained quartz sand with traces of roots	
18"	SB-8	NA	SW	Tan fine to medium grained quartz sand with traces of silt	
24"	SB-8	NA	SW	Tan fine to medium grained quartz sand with traces of silt	
36"					
48"					
60"					
72"					
84"					
96"					
120"					
11'					
12'					
13'					
14'					
15'					
16'					
17'					
18'					
19'					
20'					

APPENDIX B: LABORATORY REPORTS

February 16, 2018

Mike Emilio
Partner Engineering & Science
7820 Margate Blvd
Jacksonville, FL

RE: LOG# 1855124
Project ID: Margate Executive Golf Course
COC# 1855124

Dear Mike Emilio:

Enclosed are the analytical results for sample(s) received by the laboratory on Monday, January 22, 2018. Results reported herein conform to the most current NELAC standards, where applicable, unless indicated by * in the body of the report. The enclosed Chain of Custody is a component of this package and should be retained with the package and incorporated therein.

Results for all solid matrices are reported in dry weight unless otherwise noted. Results for all liquid matrices are reported as received in the laboratory unless otherwise noted. Results relate only to the samples received. Should insufficient sample be provided to the laboratory to meet the method and NELAC Matrix Duplicate and Matrix Spike requirements, then the data will be analyzed, evaluated and reported using all other available quality control measures.

Samples are disposed of after 30 days of their receipt by the laboratory unless extended storage is requested in writing. The laboratory maintains the right to charge storage fees for archived samples. This report will be archived for 5 years after which time it will be destroyed without further notice, unless prior arrangements have been made.

Certain analyses are subcontracted to outside NELAC certified laboratories, please see the Project Summary section of this report for NELAC certification numbers of laboratories used. A Statement of Qualifiers is available upon request.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Rebecca Lourido for
Kacia Baldwin
V.P. of Operations

FDOH# E86546

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SAMPLE ANALYTE COUNT

Workorder: 1855124

Project ID: Margate Executive Golf Course

Lab ID	Sample ID	Method	Analytes Reported
1855124001	GW-1	EPA 200.8 (Dissolved)	1
		EPA 8081 (GC)	24
1855124002	GW-5	EPA 200.8 (Dissolved)	1
		EPA 8081 (GC)	24

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SAMPLE SUMMARY

Workorder: 1855124

Project ID: Margate Executive Golf Course

Lab ID	Sample ID	Matrix	Date Collected	Date Received
1855124001	GW-1	Aqueous Liquid	1/22/2018 10:40	1/22/2018 14:12
1855124002	GW-5	Aqueous Liquid	1/22/2018 11:30	1/22/2018 14:12

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ANALYTICAL RESULTS

Workorder: 1855124

Project ID: Margate Executive Golf Course

Lab ID: **1855124001** Date Received: 1/22/2018 14:12 Matrix: Aqueous Liquid
Sample ID: **GW-1** Date Collected: 1/22/2018 10:40

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
------------	---------	-------	-----	-----	----	----------	----	----------	----	------

Analysis Desc: EPA 8081 by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: EPA 8081 (GC)					
Tetrachloro-m-xylene (S)	50 %		50-130		1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	

Semivolatiles by GC

Analysis Desc: EPA 8081 by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: EPA 8081 (GC)					
Decachlorobiphenyl (S)	55 %		50-130		1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
4,4'-DDD	U ug/L		0.0019	0.00056	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
4,4'-DDE	U ug/L		0.0029	0.0014	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
4,4'-DDT	U ug/L		0.0019	0.00095	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Aldrin	U ug/L		0.0019	0.00046	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
a-BHC	U ug/L		0.0020	0.0010	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
a-Chlordane	U ug/L		0.0019	0.00064	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
b-BHC	U ug/L		0.0027	0.0013	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
d-BHC	U ug/L		0.0022	0.0011	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Dieldrin	U ug/L		0.0019	0.00055	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Endosulfan I	U ug/L		0.0022	0.0011	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Endosulfan II	U ug/L		0.0019	0.00077	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Endosulfan sulfate	U ug/L		0.0019	0.00055	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Endrin	U ug/L		0.0019	0.00064	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Endrin aldehyde	U ug/L		0.0019	0.00068	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Endrin ketone	U ug/L		0.0019	0.00080	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
g-BHC (Lindane)	U ug/L		0.0019	0.00052	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
g-Chlordane	U ug/L		0.0019	0.00046	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Heptachlor	U ug/L		0.0019	0.00046	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Heptachlor epoxide	U ug/L		0.0029	0.0014	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Methoxychlor	U ug/L		0.0023	0.0012	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Total Chlordane	U ug/L		0.0020	0.0010	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	
Total Toxaphene	U ug/L		0.092	0.046	1	1/23/2018 13:49	BFM	1/24/2018 21:20	BFM	

Analysis Desc: EPA 200.8 Dissolved Metals (W)					Preparation Method: EPA 200.2 mod.					
					Analytical Method: EPA 200.8 (Dissolved)					
Arsenic	19 ug/L		2.0	0.65	4	1/23/2018 08:40	ZS	1/23/2018 11:26	ZS	

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ANALYTICAL RESULTS

Workorder: 1855124

Project ID: Margate Executive Golf Course

Lab ID: **1855124002** Date Received: 1/22/2018 14:12 Matrix: Aqueous Liquid
Sample ID: **GW-5** Date Collected: 1/22/2018 11:30

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
------------	---------	-------	-----	-----	----	----------	----	----------	----	------

Analysis Desc: EPA 8081 by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: EPA 8081 (GC)					
Tetrachloro-m-xylene (S)	54	%	50-130		1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	

Semivolatiles by GC

Analysis Desc: EPA 8081 by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: EPA 8081 (GC)					
Decachlorobiphenyl (S)	68	%	50-130		1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
4,4'-DDD		U ug/L	0.0019	0.00056	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
4,4'-DDE		U ug/L	0.0029	0.0014	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
4,4'-DDT		U ug/L	0.0019	0.00095	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Aldrin		U ug/L	0.0019	0.00046	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
a-BHC		U ug/L	0.0020	0.0010	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
a-Chlordane		U ug/L	0.0019	0.00064	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
b-BHC		U ug/L	0.0027	0.0013	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
d-BHC		U ug/L	0.0022	0.0011	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Dieldrin		U ug/L	0.0019	0.00055	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Endosulfan I		U ug/L	0.0022	0.0011	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Endosulfan II		U ug/L	0.0019	0.00077	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Endosulfan sulfate		U ug/L	0.0019	0.00055	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Endrin		U ug/L	0.0019	0.00064	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Endrin aldehyde		U ug/L	0.0019	0.00068	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Endrin ketone		U ug/L	0.0019	0.00080	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
g-BHC (Lindane)		U ug/L	0.0019	0.00052	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
g-Chlordane		U ug/L	0.0019	0.00046	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Heptachlor		U ug/L	0.0019	0.00046	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Heptachlor epoxide		U ug/L	0.0029	0.0014	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Methoxychlor		U ug/L	0.0023	0.0012	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Total Chlordane		U ug/L	0.0020	0.0010	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	
Total Toxaphene		U ug/L	0.092	0.046	1	1/23/2018 13:49	BFM	1/24/2018 21:35	BFM	

Analysis Desc: EPA 200.8 Dissolved Metals (W)					Preparation Method: EPA 200.2 mod.					
					Analytical Method: EPA 200.8 (Dissolved)					
Arsenic	64	ug/L	2.0	0.65	4	1/23/2018 08:40	ZS	1/23/2018 11:31	ZS	

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ANALYTICAL RESULTS QUALIFIERS

Workorder: 1855124

Project ID: Margate Executive Golf Course

PARAMETER QUALIFIERS

PROJECT COMMENTS

1855124

A reported value of U indicates that the compound was analyzed for but not detected above the MDL. A value flagged with an "i" flag indicates that the reported value is between the laboratory method detection limit and the practical quantitation limit.

RR1|Revised Report, Revision #1 (see date below)

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QUALITY CONTROL DATA

Workorder: 1855124

Project ID: Margate Executive Golf Course

QC Batch:	XXX/10687	Analysis Method:		EPA 8081 (GC)		
QC Batch Method:	EPA 3510C					
Associated Lab Samples:	1855097001	1855097002	1855097003	1855097004	1855097005	1855119001
	1855120001	1855124001	1855124002			

METHOD BLANK: 134087

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by GC				
Tetrachloro-m-xylene (S)	%	60	50-130	
Decachlorobiphenyl (S)	%	84	50-130	
a-BHC	ug/L	U	0.0011	
g-BHC (Lindane)	ug/L	U	0.00056	
Heptachlor	ug/L	U	0.00049	
Aldrin	ug/L	U	0.00049	
b-BHC	ug/L	U	0.0014	
d-BHC	ug/L	U	0.0012	
Heptachlor epoxide	ug/L	U	0.0015	
Endosulfan I	ug/L	U	0.0012	
g-Chlordane	ug/L	U	0.00049	
a-Chlordane	ug/L	U	0.00068	
4,4'-DDE	ug/L	U	0.0016	
Dieldrin	ug/L	U	0.00059	
Endrin	ug/L	U	0.00069	
Endosulfan II	ug/L	U	0.00083	
4,4'-DDD	ug/L	U	0.00060	
4,4'-DDT	ug/L	U	0.0010	
Endrin aldehyde	ug/L	U	0.00073	
Endosulfan sulfate	ug/L	U	0.00059	
Methoxychlor	ug/L	U	0.0012	
Endrin ketone	ug/L	U	0.00086	
Total Chlordane	ug/L	U	0.0011	
Total Toxaphene	ug/L	U	0.049	

LABORATORY CONTROL SAMPLE & LCSD: 134088 134089

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by GC										
Tetrachloro-m-xylene (S)	%				52	55	50-130	7	30	
Decachlorobiphenyl (S)	%				80	77	50-130	5	30	
a-BHC	ug/L	0.025	0.018	0.019	70	74	50-130	5	30	
g-BHC (Lindane)	ug/L	0.026	0.018	0.019	70	73	50-130	5	30	
Heptachlor	ug/L	0.025	0.016	0.017	63	67	50-130	6	30	

Report ID: 1855124 - 2066353
2/16/2018

Page 7 of 9

FDOH# E86546

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QUALITY CONTROL DATA

Workorder: 1855124

Project ID: Margate Executive Golf Course

LABORATORY CONTROL SAMPLE & LCSD:		134088	134089							
Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Aldrin	ug/L	0.026	0.015	0.016	59	61	50-130	6	30	
b-BHC	ug/L	0.025	0.017	0.019	70	75	50-130	11	30	
d-BHC	ug/L	0.025	0.015	0.016	61	64	50-130	6	30	
Heptachlor epoxide	ug/L	0.025	0.020	0.021	81	83	50-130	5	30	
Endosulfan I	ug/L	0.025	0.021	0.022	85	88	50-130	5	30	
g-Chlordane	ug/L	0.025	0.020	0.021	81	83	50-130	5	30	
a-Chlordane	ug/L	0.025	0.019	0.020	77	79	50-130	5	30	
4,4'-DDE	ug/L	0.025	0.021	0.020	82	80	50-130	5	30	
Dieldrin	ug/L	0.025	0.021	0.022	86	87	50-130	5	30	
Endrin	ug/L	0.025	0.022	0.022	87	90	50-130	0	30	
Endosulfan II	ug/L	0.025	0.022	0.023	89	90	50-130	4	30	
4,4'-DDD	ug/L	0.025	0.019	0.020	77	79	50-130	5	30	
4,4'-DDT	ug/L	0.025	0.023	0.024	91	94	50-130	4	30	
Endrin aldehyde	ug/L	0.025	0.023	0.022	91	90	50-130	4	30	
Endosulfan sulfate	ug/L	0.025	0.024	0.029	96	114	50-130	19	30	
Methoxychlor	ug/L	0.025	0.021	0.022	84	87	50-130	5	30	
Endrin ketone	ug/L	0.025	0.024	0.024	95	95	50-130	0	30	
Total Chlordane	ug/L		U	U				0	30	
Total Toxaphene	ug/L		U	U				0	30	

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Workorder: 1855124

Project ID: Margate Executive Golf Course

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
1855124001	GW-1	EPA 3510C	XXX/10687	EPA 8081 (GC)	XGC/3445
1855124002	GW-5	EPA 3510C	XXX/10687	EPA 8081 (GC)	XGC/3445
1855124001	GW-1	EPA 200.2 mod.	MXX/9369	EPA 200.8 (Dissolved)	MMS/8399
1855124002	GW-5	EPA 200.2 mod.	MXX/9369	EPA 200.8 (Dissolved)	MMS/8399

Company Name <u>Partner Engineering Science</u>		Requested Turnaround Time <u>Standard</u>	
Address <u>Saxsonville FL</u>		Note: Rush requests subject to acceptance by the laboratory	
City <u>Saxsonville</u>	State <u>FL</u>	Zip <u>32081</u>	Due <u>1/1/1</u>
Sampling Site Address <u>7870 Margate Blvd, Margate</u>		Field Filtered (Y/N)	
Attn: <u>Mike Emilio</u>		Parameters	
Project Name <u>Orlando Exc Golf Course</u>		Pres Codes	
Sampler Name/Signature <u>David Schultz</u>		Relinquished by <u>David Schultz</u>	
Project #		Date	
Collected Time		Time	
Matrix Code*		Date	
# of Cont		Received by	
Sample Label (Client ID)		Date	
1 Gw-1		1/22/18 14:12	
2 Gw-5		14:12	
3			
4			
5			
6			
7			
8			
9			
0			
Comments <u>Please Lab Expedite As samples</u>		Date	
Time		Time	

Matrix Codes*
S Soil/Solid Sediment SW Surface Water
GW Ground Water SL Sludge
WW Waste Water O Other (Please Specify)
DW Drinking Water

Pres Codes
A- none I- Ice
B- HNO₃ O- Other
C- H₂SO₄ M- MeOH
D- NaOH N- Na₂S₂O₈
E- HCl Z- ZnAc

QA/QC level with report
None 1 2 3 See price guide for applicable fees

Temp Control:
4.8 °C

FDEP Dry Cleaning FDEP UST Pre-Approval
SFWM/D ADaPT DOT

SAMPLE RECEIPT CONFIRMATION SHEET

Client Information

SDG: 1855124	Req: 2895
Client: Partner	Project: Emilio
Level: 1	Date Rec'd: 1/22/2018 2:12:00 PM
Rec'd via: Client	

Cooler Check

		Security Tape				
ID	Temp	# of samples	Present	Intact	Method of Receipt	Comments
	4.8	2	<input type="checkbox"/>	<input type="checkbox"/>		

Checked By: MD

Sample Verification

Loose Caps?	No	All Samples on COC accounted For?	Yes
Broken Containers?	No	All Samples on COC?	Yes
pH Verified?	No	Written on Internal COC?	No
pH Strip Lot #		Sample Vol. Suff. For Analysis?	Yes
Acid Preserved Samples Lot #		Samples Rec'd W/I Hold Time?	Yes
Base Preserved Samples Lot #		Are All Samples to be Analyzed?	Yes
Samples Received From	Client	Correct Sample Containers?	Yes
Soil Origin (Domestic/Foreign		COC Comments written on COC?	Yes
Site Location/Project on COC?	Yes	Samplers Initials on COC?	Yes
Client Project # on COC?	No	Sample Date/Time Indicated?	Yes
Project Mgr. Indicated on COC	Yes	TAT Requested:	STD
COC relinquished/Dated by Client?	Yes	Client Requests Verbal Results?	No
COC Received/Dated by JEL	Yes		
JEL to Conduct ALL Analyses?	Yes		

Subcontract Analysis

Parameter	Via	Lab Name	Comments
-----------	-----	----------	----------

February 16, 2018

Mike Emilio
Partner Engineering & Science
7820 Margate Blvd
Jacksonville, FL

RE: LOG# 1855123
Project ID: Margate Executive Golf Course
COC# 1855123

Dear Mike Emilio:

Enclosed are the analytical results for sample(s) received by the laboratory on Monday, January 22, 2018. Results reported herein conform to the most current NELAC standards, where applicable, unless indicated by * in the body of the report. The enclosed Chain of Custody is a component of this package and should be retained with the package and incorporated therein.

Results for all solid matrices are reported in dry weight unless otherwise noted. Results for all liquid matrices are reported as received in the laboratory unless otherwise noted. Results relate only to the samples received. Should insufficient sample be provided to the laboratory to meet the method and NELAC Matrix Duplicate and Matrix Spike requirements, then the data will be analyzed, evaluated and reported using all other available quality control measures.

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Certain analyses are subcontracted to outside NELAC certified laboratories, please see the Project Summary section of this report for NELAC certification numbers of laboratories used. A Statement of Qualifiers is available upon request.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Rebecca Lourido for
Kacia Baldwin
V.P. of Operations

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CERTIFICATE OF ANALYSIS

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SAMPLE ANALYTE COUNT

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID	Sample ID	Method	Analytes Reported
1855123001	SB-1 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1
1855123002	SB-2 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1
1855123003	SB-3 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1
1855123004	SB-4 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1
1855123005	SB-5 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1
1855123006	SB-6 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1
1855123007	SB-7 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1
1855123008	SB-8 (0'-2')	EPA 6020	1
		EPA 8081 (GC)	24
		SM 2540G	1

SAMPLE SUMMARY

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID	Sample ID	Matrix	Date Collected	Date Received
1855123001	SB-1 (0'-2')	Soil/Solid	1/22/2018 08:52	1/22/2018 14:12
1855123002	SB-2 (0'-2')	Soil/Solid	1/22/2018 09:01	1/22/2018 14:12
1855123003	SB-3 (0'-2')	Soil/Solid	1/22/2018 09:06	1/22/2018 14:12
1855123004	SB-4 (0'-2')	Soil/Solid	1/22/2018 09:11	1/22/2018 14:12
1855123005	SB-5 (0'-2')	Soil/Solid	1/22/2018 09:18	1/22/2018 14:12
1855123006	SB-6 (0'-2')	Soil/Solid	1/22/2018 09:22	1/22/2018 14:12
1855123007	SB-7 (0'-2')	Soil/Solid	1/22/2018 09:28	1/22/2018 14:12
1855123008	SB-8 (0'-2')	Soil/Solid	1/22/2018 09:40	1/22/2018 14:12

FDOH# E86546

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ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123001** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-1 (0'-2')** Date Collected: 1/22/2018 08:52

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Wet Chemistry										
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	91.7	%	0.1		1			1/23/2018 12:17	BFM	
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Tetrachloro-m-xylene (S)	83	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Semivolatiles by GC										
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Decachlorobiphenyl (S)	87	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
4,4'-DDD		U ug/Kg	0.402	0.079	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
4,4'-DDE		U ug/Kg	0.426	0.085	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
4,4'-DDT		U ug/Kg	0.986	0.197	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Aldrin		U ug/Kg	0.438	0.086	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
a-BHC		U ug/Kg	0.389	0.078	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
a-Chlordane		U ug/Kg	0.548	0.108	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
b-BHC		U ug/Kg	0.536	0.106	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
d-BHC		U ug/Kg	0.389	0.077	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Dieldrin	0.248i	ug/Kg	0.414	0.083	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Endosulfan I		U ug/Kg	0.426	0.085	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Endosulfan II		U ug/Kg	0.596	0.118	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Endosulfan sulfate		U ug/Kg	0.815	0.162	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Endrin		U ug/Kg	0.475	0.094	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Endrin aldehyde		U ug/Kg	0.475	0.094	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Endrin ketone		U ug/Kg	0.913	0.181	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
g-BHC (Lindane)		U ug/Kg	0.438	0.088	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
g-Chlordane		U ug/Kg	0.426	0.084	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Heptachlor		U ug/Kg	0.560	0.112	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Heptachlor epoxide		U ug/Kg	0.365	0.072	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Methoxychlor		U ug/Kg	0.621	0.124	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Total Chlordane		U ug/Kg	0.961	0.192	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Total Toxaphene		U ug/Kg	15.5	3.10	1	1/23/2018 16:30	BFM	1/24/2018 21:50	BFM	
Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S)					Preparation Method: EPA 3050B					
					Analytical Method: EPA 6020					
Arsenic	1.7	mg/Kg	0.55	0.089	2	1/23/2018 10:33	ZS	1/23/2018 14:23	ZS	

ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123002** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-2 (0'-2')** Date Collected: 1/22/2018 09:01

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
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Wet Chemistry

Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	87.3	%	0.1		1			1/23/2018 12:17	BFM	

Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Tetrachloro-m-xylene (S)	74	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	

Semivolatiles by GC

Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					

Decachlorobiphenyl (S)	113	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
4,4'-DDD		U ug/Kg	0.434	0.085	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
4,4'-DDE	15.5	ug/Kg	4.60	0.921	10	1/23/2018 16:30	BFM	1/25/2018 16:10	BFM	
4,4'-DDT	2.44	ug/Kg	1.07	0.213	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Aldrin		U ug/Kg	0.474	0.093	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
a-BHC		U ug/Kg	0.421	0.084	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
a-Chlordane	34.1	ug/Kg	5.92	1.17	10	1/23/2018 16:30	BFM	1/25/2018 16:10	BFM	
b-BHC		U ug/Kg	0.579	0.114	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
d-BHC		U ug/Kg	0.421	0.083	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Dieldrin	8.66	ug/Kg	0.447	0.089	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Endosulfan I		U ug/Kg	0.460	0.092	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Endosulfan II		U ug/Kg	0.644	0.128	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Endosulfan sulfate		U ug/Kg	0.881	0.175	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Endrin		U ug/Kg	0.513	0.101	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Endrin aldehyde		U ug/Kg	0.513	0.101	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Endrin ketone		U ug/Kg	0.986	0.196	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
g-BHC (Lindane)		U ug/Kg	0.474	0.095	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
g-Chlordane	11.9	ug/Kg	4.60	0.908	10	1/23/2018 16:30	BFM	1/25/2018 16:10	BFM	
Heptachlor		U ug/Kg	0.605	0.121	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Heptachlor epoxide		U ug/Kg	0.395	0.078	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Methoxychlor		U ug/Kg	0.671	0.134	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Total Chlordane	103	ug/Kg	1.04	0.208	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	
Total Toxaphene		U ug/Kg	16.8	3.35	1	1/23/2018 16:30	BFM	1/24/2018 22:06	BFM	

Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S)					Preparation Method: EPA 3050B					
					Analytical Method: EPA 6020					
Arsenic	22	mg/Kg	0.57	0.094	2	1/23/2018 10:33	ZS	1/23/2018 14:27	ZS	

ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123003** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-3 (0'-2')** Date Collected: 1/22/2018 09:06

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Wet Chemistry										
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	91.2	%	0.1		1			1/23/2018 12:17	BFM	
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Tetrachloro-m-xylene (S)	92	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Semivolatiles by GC										
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Decachlorobiphenyl (S)	131	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	J2
4,4'-DDD	1.66	ug/Kg	0.406	0.080	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
4,4'-DDE	4.03	ug/Kg	0.430	0.086	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
4,4'-DDT	1.64	ug/Kg	0.996	0.199	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Aldrin	U	ug/Kg	0.443	0.087	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
a-BHC	U	ug/Kg	0.394	0.079	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
a-Chlordane	59.7	ug/Kg	5.53	1.09	10	1/23/2018 16:30	BFM	1/25/2018 16:40	BFM	
b-BHC	U	ug/Kg	0.541	0.107	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
d-BHC	U	ug/Kg	0.394	0.077	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Dieldrin	6.02	ug/Kg	0.418	0.084	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Endosulfan I	U	ug/Kg	0.430	0.086	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Endosulfan II	U	ug/Kg	0.603	0.119	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Endosulfan sulfate	U	ug/Kg	0.824	0.164	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Endrin	U	ug/Kg	0.480	0.095	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Endrin aldehyde	U	ug/Kg	0.480	0.095	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Endrin ketone	U	ug/Kg	0.922	0.183	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
g-BHC (Lindane)	U	ug/Kg	0.443	0.089	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
g-Chlordane	26.9	ug/Kg	4.30	0.849	10	1/23/2018 16:30	BFM	1/25/2018 16:40	BFM	
Heptachlor	U	ug/Kg	0.566	0.113	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Heptachlor epoxide	U	ug/Kg	0.369	0.073	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Methoxychlor	U	ug/Kg	0.627	0.125	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Total Chlordane	290	ug/Kg	9.72	1.94	10	1/23/2018 16:30	BFM	1/25/2018 16:40	BFM	
Total Toxaphene	U	ug/Kg	15.7	3.14	1	1/23/2018 16:30	BFM	1/24/2018 22:36	BFM	
Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S)					Preparation Method: EPA 3050B					
					Analytical Method: EPA 6020					
Arsenic	8.5	mg/Kg	0.55	0.090	2	1/23/2018 10:33	ZS	1/23/2018 14:32	ZS	

ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123004** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-4 (0'-2')** Date Collected: 1/22/2018 09:11

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Wet Chemistry										
Analysis Desc: 2540G Percent Solids (Dryweight)						Analytical Method: SM 2540G				
Percent Solids (Dryweight)	92.2	%	0.1		1			1/23/2018 12:17	BFM	
Analysis Desc: EPA 8081 by GC (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8081 (GC)				
Tetrachloro-m-xylene (S)	83	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Semivolatiles by GC										
Analysis Desc: EPA 8081 by GC (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8081 (GC)				
Decachlorobiphenyl (S)	174	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	J2
4,4'-DDD		U ug/Kg	0.410	0.081	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
4,4'-DDE	2.13	ug/Kg	0.435	0.087	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
4,4'-DDT		U ug/Kg	1.01	0.201	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Aldrin		U ug/Kg	0.448	0.088	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
a-BHC		U ug/Kg	0.398	0.080	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
a-Chlordane	16.4	ug/Kg	5.60	1.11	10	1/23/2018 16:30	BFM	1/25/2018 16:56	BFM	
b-BHC		U ug/Kg	0.547	0.108	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
d-BHC		U ug/Kg	0.398	0.078	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Dieldrin	2.26	ug/Kg	0.423	0.085	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Endosulfan I		U ug/Kg	0.435	0.087	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Endosulfan II		U ug/Kg	0.609	0.121	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Endosulfan sulfate		U ug/Kg	0.833	0.165	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Endrin		U ug/Kg	0.485	0.096	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Endrin aldehyde		U ug/Kg	0.485	0.096	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Endrin ketone		U ug/Kg	0.933	0.185	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
g-BHC (Lindane)		U ug/Kg	0.448	0.090	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
g-Chlordane	5.07	ug/Kg	0.435	0.086	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Heptachlor		U ug/Kg	0.572	0.114	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Heptachlor epoxide		U ug/Kg	0.373	0.073	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Methoxychlor		U ug/Kg	0.634	0.127	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Total Chlordane	39.0	ug/Kg	0.982	0.196	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Total Toxaphene		U ug/Kg	15.9	3.17	1	1/23/2018 16:30	BFM	1/24/2018 22:51	BFM	
Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S)						Preparation Method: EPA 3050B				
						Analytical Method: EPA 6020				
Arsenic	6.4	mg/Kg	0.54	0.089	2	1/23/2018 10:33	ZS	1/23/2018 14:37	ZS	

ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123005** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-5 (0'-2')** Date Collected: 1/22/2018 09:18

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Wet Chemistry										
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	92.3	%	0.1		1			1/23/2018 12:17	BFM	
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Tetrachloro-m-xylene (S)	85	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Semivolatiles by GC										
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Decachlorobiphenyl (S)	98	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
4,4'-DDD		U ug/Kg	0.405	0.080	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
4,4'-DDE	0.098i	ug/Kg	0.430	0.086	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
4,4'-DDT		U ug/Kg	0.995	0.199	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Aldrin		U ug/Kg	0.442	0.087	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
a-BHC		U ug/Kg	0.393	0.079	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
a-Chlordane		U ug/Kg	0.553	0.109	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
b-BHC		U ug/Kg	0.541	0.107	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
d-BHC		U ug/Kg	0.393	0.077	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Dieldrin	0.280i	ug/Kg	0.418	0.084	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Endosulfan I		U ug/Kg	0.430	0.086	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Endosulfan II		U ug/Kg	0.602	0.119	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Endosulfan sulfate		U ug/Kg	0.823	0.163	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Endrin		U ug/Kg	0.479	0.095	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Endrin aldehyde		U ug/Kg	0.479	0.095	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Endrin ketone		U ug/Kg	0.922	0.183	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
g-BHC (Lindane)		U ug/Kg	0.442	0.088	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
g-Chlordane		U ug/Kg	0.430	0.085	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Heptachlor		U ug/Kg	0.565	0.113	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Heptachlor epoxide		U ug/Kg	0.369	0.072	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Methoxychlor		U ug/Kg	0.627	0.125	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Total Chlordane		U ug/Kg	0.971	0.194	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Total Toxaphene		U ug/Kg	15.7	3.13	1	1/23/2018 16:30	BFM	1/24/2018 23:07	BFM	
Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S)					Preparation Method: EPA 3050B					
					Analytical Method: EPA 6020					
Arsenic	5.1	mg/Kg	0.54	0.089	2	1/23/2018 10:33	ZS	1/23/2018 14:41	ZS	

ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123006** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-6 (0'-2')** Date Collected: 1/22/2018 09:22

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Wet Chemistry										
Analysis Desc: 2540G Percent Solids (Dryweight)						Analytical Method: SM 2540G				
Percent Solids (Dryweight)	88.8	%	0.1		1			1/23/2018 10:21	BFM	
Analysis Desc: EPA 8081 by GC (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8081 (GC)				
Tetrachloro-m-xylene (S)	72	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Semivolatiles by GC										
Analysis Desc: EPA 8081 by GC (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8081 (GC)				
Decachlorobiphenyl (S)	134	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	J2
4,4'-DDD		U ug/Kg	0.428	0.084	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
4,4'-DDE	5.98	ug/Kg	0.454	0.091	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
4,4'-DDT	1.53	ug/Kg	1.05	0.210	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Aldrin		U ug/Kg	0.467	0.092	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
a-BHC		U ug/Kg	0.415	0.083	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
a-Chlordane	18.9	ug/Kg	5.84	1.16	10	1/23/2018 16:30	BFM	1/25/2018 17:11	BFM	
b-BHC		U ug/Kg	0.571	0.113	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
d-BHC		U ug/Kg	0.415	0.082	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Dieldrin	7.31	ug/Kg	0.441	0.088	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Endosulfan I		U ug/Kg	0.454	0.091	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Endosulfan II		U ug/Kg	0.636	0.126	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Endosulfan sulfate		U ug/Kg	0.870	0.173	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Endrin		U ug/Kg	0.506	0.100	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Endrin aldehyde		U ug/Kg	0.506	0.100	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Endrin ketone		U ug/Kg	0.974	0.193	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
g-BHC (Lindane)		U ug/Kg	0.467	0.093	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
g-Chlordane	8.70	ug/Kg	0.454	0.090	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Heptachlor		U ug/Kg	0.597	0.119	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Heptachlor epoxide		U ug/Kg	0.389	0.077	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Methoxychlor		U ug/Kg	0.662	0.132	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Total Chlordane	49.7	ug/Kg	1.03	0.205	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Total Toxaphene		U ug/Kg	16.6	3.31	1	1/23/2018 16:30	BFM	1/24/2018 23:22	BFM	
Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S)						Preparation Method: EPA 3050B				
						Analytical Method: EPA 6020				
Arsenic	6.0	mg/Kg	0.56	0.092	2	1/23/2018 10:33	ZS	1/23/2018 14:46	ZS	

ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123007** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-7 (0'-2')** Date Collected: 1/22/2018 09:28

Parameters	Results Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
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Wet Chemistry

Analysis Desc: 2540G Percent Solids (Dryweight) Analytical Method: SM 2540G

Percent Solids (Dryweight)	86.2 %	0.1		1			1/23/2018 14:14	BFM	
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Analysis Desc: EPA 8081 by GC (S) Preparation Method: EPA 3545

Analytical Method: EPA 8081 (GC)

Tetrachloro-m-xylene (S)	76 %	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
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Semivolatiles by GC

Analysis Desc: EPA 8081 by GC (S) Preparation Method: EPA 3545

Analytical Method: EPA 8081 (GC)

Decachlorobiphenyl (S)	136 %	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	J2
4,4'-DDD	U ug/Kg	0.441	0.087	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
4,4'-DDE	9.36 ug/Kg	0.468	0.094	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
4,4'-DDT	2.99 ug/Kg	1.08	0.217	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Aldrin	U ug/Kg	0.481	0.095	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
a-BHC	U ug/Kg	0.428	0.086	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
a-Chlordane	22.5 ug/Kg	6.02	1.19	10	1/23/2018 16:30	BFM	1/25/2018 17:26	BFM	
b-BHC	U ug/Kg	0.588	0.116	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
d-BHC	U ug/Kg	0.428	0.084	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Dieldrin	9.31 ug/Kg	0.455	0.091	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Endosulfan I	U ug/Kg	0.468	0.094	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Endosulfan II	U ug/Kg	0.655	0.130	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Endosulfan sulfate	U ug/Kg	0.896	0.178	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Endrin	U ug/Kg	0.522	0.103	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Endrin aldehyde	U ug/Kg	0.522	0.103	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Endrin ketone	U ug/Kg	1.00	0.199	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
g-BHC (Lindane)	U ug/Kg	0.481	0.096	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
g-Chlordane	7.20 ug/Kg	0.468	0.092	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Heptachlor	U ug/Kg	0.615	0.123	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Heptachlor epoxide	U ug/Kg	0.401	0.079	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Methoxychlor	U ug/Kg	0.682	0.136	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Total Chlordane	47.4 ug/Kg	1.06	0.211	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	
Total Toxaphene	U ug/Kg	17.1	3.41	1	1/23/2018 16:30	BFM	1/24/2018 23:37	BFM	

Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S) Preparation Method: EPA 3050B

Analytical Method: EPA 6020

Arsenic	8.4 mg/Kg	0.58	0.095	2	1/23/2018 10:33	ZS	1/23/2018 14:51	ZS	
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ANALYTICAL RESULTS

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID: **1855123008** Date Received: 1/22/2018 14:12 Matrix: Soil/Solid
Sample ID: **SB-8 (0'-2')** Date Collected: 1/22/2018 09:40

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Wet Chemistry										
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	93.5	%	0.1		1			1/23/2018 14:14	BFM	
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Tetrachloro-m-xylene (S)	75	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Semivolatiles by GC										
Analysis Desc: EPA 8081 by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: EPA 8081 (GC)					
Decachlorobiphenyl (S)	99	%	50-130		1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
4,4'-DDD		U ug/Kg	0.412	0.081	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
4,4'-DDE	0.098i	ug/Kg	0.437	0.087	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
4,4'-DDT		U ug/Kg	1.01	0.202	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Aldrin		U ug/Kg	0.450	0.089	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
a-BHC		U ug/Kg	0.400	0.080	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
a-Chlordane		U ug/Kg	0.562	0.111	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
b-BHC		U ug/Kg	0.549	0.109	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
d-BHC		U ug/Kg	0.400	0.079	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Dieldrin	0.428	ug/Kg	0.425	0.085	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Endosulfan I		U ug/Kg	0.437	0.087	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Endosulfan II		U ug/Kg	0.612	0.121	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Endosulfan sulfate		U ug/Kg	0.837	0.166	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Endrin		U ug/Kg	0.487	0.096	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Endrin aldehyde		U ug/Kg	0.487	0.096	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Endrin ketone		U ug/Kg	0.936	0.186	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
g-BHC (Lindane)		U ug/Kg	0.450	0.090	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
g-Chlordane		U ug/Kg	0.437	0.086	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Heptachlor		U ug/Kg	0.574	0.115	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Heptachlor epoxide		U ug/Kg	0.375	0.074	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Methoxychlor		U ug/Kg	0.637	0.127	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Total Chlordane		U ug/Kg	0.986	0.197	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Total Toxaphene		U ug/Kg	15.9	3.18	1	1/23/2018 16:30	BFM	1/24/2018 23:52	BFM	
Analysis Desc: EPA 6020 Metals SCAN by ICP/MS (S)					Preparation Method: EPA 3050B					
					Analytical Method: EPA 6020					
Arsenic	2.5	mg/Kg	0.54	0.088	2	1/23/2018 10:33	ZS	1/23/2018 14:56	ZS	

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ANALYTICAL RESULTS QUALIFIERS

Workorder: 1855123

Project ID: Margate Executive Golf Course

PARAMETER QUALIFIERS

J2 Surrogate recovery was outside defined limits due to matrix interference.

PROJECT COMMENTS

1855123 A reported value of U indicates that the compound was analyzed for but not detected above the MDL. A value flagged with an "i" flag indicates that the reported value is between the laboratory method detection limit and the practical quantitation limit.
RR1|Revised Report, Revision #1 (see date below)

FDOH# E86546

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QUALITY CONTROL DATA

Workorder: 1855123

Project ID: Margate Executive Golf Course

QC Batch:	MXX/9371	Analysis Method:		EPA 6020		
QC Batch Method:	EPA 3050B					
Associated Lab Samples:	1855123001	1855123002	1855123003	1855123004	1855123005	1855123006
	1855123007	1855123008	1855128001	1855129001	1855130001	1855131001
	1855132001	1855132002	1855133001	1855133002	1855133003	

METHOD BLANK: 134197

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Arsenic	mg/Kg	U	0.041	

LABORATORY CONTROL SAMPLE & LCSD: 134198 134199

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Arsenic	mg/Kg	10	10	11	101	107	80-120	9.52	20	

MATRIX SPIKE SAMPLE: 134201 Original: 1855133003

Parameter	Units	Original Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/Kg	3.8	20	24	103	75-125	

SAMPLE DUPLICATE: 134200 Original: 1855133003

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Arsenic	mg/Kg	3.8	4.1	0	20	

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QUALITY CONTROL DATA

Workorder: 1855123

Project ID: Margate Executive Golf Course

QC Batch:	XXX/10691		Analysis Method:	EPA 8081 (GC)		
QC Batch Method:	EPA 3545					
Associated Lab Samples:	1855123001	1855123002	1855123003	1855123004	1855123005	1855123006
	1855123007	1855123008	1855159001	1855159003	1855159005	1855159007
	1855159009	1855159011	1855159015	1855159017		

METHOD BLANK: 134243

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by GC				
Tetrachloro-m-xylene (S)	%	80	50-130	
Decachlorobiphenyl (S)	%	108	50-130	
a-BHC	ug/Kg	U	0.064	
g-BHC (Lindane)	ug/Kg	U	0.072	
Heptachlor	ug/Kg	U	0.092	
Aldrin	ug/Kg	U	0.071	
b-BHC	ug/Kg	U	0.087	
d-BHC	ug/Kg	U	0.063	
Heptachlor epoxide	ug/Kg	U	0.059	
Endosulfan I	ug/Kg	U	0.070	
g-Chlordane	ug/Kg	U	0.069	
a-Chlordane	ug/Kg	U	0.089	
4,4'-DDE	ug/Kg	U	0.070	
Dieldrin	ug/Kg	U	0.068	
Endrin	ug/Kg	U	0.077	
Endosulfan II	ug/Kg	U	0.097	
4,4'-DDD	ug/Kg	U	0.065	
4,4'-DDT	ug/Kg	U	0.162	
Endrin aldehyde	ug/Kg	U	0.077	
Endosulfan sulfate	ug/Kg	U	0.133	
Methoxychlor	ug/Kg	U	0.102	
Endrin ketone	ug/Kg	U	0.149	
Total Chlordane	ug/Kg	U	0.158	
Total Toxaphene	ug/Kg	U	2.55	

LABORATORY CONTROL SAMPLE & LCSD: 134244 134245

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by GC										
Tetrachloro-m-xylene (S)	%				80	88	50-130	10	30	
Decachlorobiphenyl (S)	%				106	103	50-130	2	30	
a-BHC	ug/Kg	1.25	1.11	1.14	88	92	50-130	3	30	
g-BHC (Lindane)	ug/Kg	1.3	1.13	1.18	87	91	50-130	4	30	

Report ID: 1855123 - 2066069
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QUALITY CONTROL DATA

Workorder: 1855123

Project ID: Margate Executive Golf Course

LABORATORY CONTROL SAMPLE & LCSD:		134244	134245							
Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Heptachlor	ug/Kg	1.25	1.18	1.23	94	98	50-130	4	30	
Aldrin	ug/Kg	1.3	1.21	1.29	93	99	50-130	6	30	
b-BHC	ug/Kg	1.25	1.11	1.15	89	92	50-130	4	30	
d-BHC	ug/Kg	1.25	0.953	0.982	76	79	50-130	3	30	
Heptachlor epoxide	ug/Kg	1.25	1.20	1.23	96	98	50-130	2	30	
Endosulfan I	ug/Kg	1.25	1.28	1.29	103	104	50-130	0.8	30	
g-Chlordane	ug/Kg	1.25	1.20	1.22	96	98	50-130	2	30	
a-Chlordane	ug/Kg	1.25	1.21	1.23	97	98	50-130	2	30	
4,4'-DDE	ug/Kg	1.25	1.27	1.27	102	101	50-130	0	30	
Dieldrin	ug/Kg	1.25	1.24	1.24	99	99	50-130	0	30	
Endrin	ug/Kg	1.25	1.31	1.30	105	104	50-130	0.8	30	
Endosulfan II	ug/Kg	1.25	1.32	1.25	106	100	50-130	5	30	
4,4'-DDD	ug/Kg	1.25	1.18	1.16	95	92	50-130	2	30	
4,4'-DDT	ug/Kg	1.25	1.49	1.48	119	119	50-130	0.7	30	
Endrin aldehyde	ug/Kg	1.25	1.31	1.28	105	102	50-130	2	30	
Endosulfan sulfate	ug/Kg	1.25	1.41	1.31	113	105	50-130	7	30	
Methoxychlor	ug/Kg	1.25	1.37	1.27	110	102	50-130	8	30	
Endrin ketone	ug/Kg	1.25	1.63	1.49	130	119	50-130	9	30	
Total Chlordane	ug/Kg		U	U				0	30	
Total Toxaphene	ug/Kg		U	U				0	30	

MATRIX SPIKE SAMPLE: 134246

Original: 1855123001

Parameter	Units	Original Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Semivolatiles by GC							
Tetrachloro-m-xylene (S)	%					80	50-130
Decachlorobiphenyl (S)	%					117	50-130
a-BHC	ug/Kg	0	1.46	1.44	99	50-130	
g-BHC (Lindane)	ug/Kg	0	1.51	1.44	95	50-130	
Heptachlor	ug/Kg	0	1.46	1.29	89	50-130	
Aldrin	ug/Kg	0	1.51	1.72	114	50-130	
b-BHC	ug/Kg	0	1.46	1.44	99	50-130	
d-BHC	ug/Kg	0	1.46	1.25	86	50-130	
Heptachlor epoxide	ug/Kg	0	1.46	1.53	105	50-130	
Endosulfan I	ug/Kg	0	1.46	1.52	104	50-130	
g-Chlordane	ug/Kg	0	1.46	1.5	103	50-130	
a-Chlordane	ug/Kg	0	1.46	1.42	97	50-130	
4,4'-DDE	ug/Kg	0	1.46	1.38	95	50-130	
Dieldrin	ug/Kg	0.227	1.46	1.67	99	50-130	
Endrin	ug/Kg	0	1.46	1.5	103	50-130	

QUALITY CONTROL DATA

Workorder: 1855123

Project ID: Margate Executive Golf Course

MATRIX SPIKE SAMPLE: 134246

Original: 1855123001

Parameter	Units	Original Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Endosulfan II	ug/Kg	0	1.46	1.51	104	50-130	
4,4'-DDD	ug/Kg	0	1.46	1.3	89	50-130	
4,4'-DDT	ug/Kg	0	1.46	1.46	100	50-130	
Endrin aldehyde	ug/Kg	0	1.46	1.6	110	50-130	
Endosulfan sulfate	ug/Kg	0	1.46	1.6	110	50-130	
Methoxychlor	ug/Kg	0	1.46	1.45	99	50-130	
Endrin ketone	ug/Kg	0	1.46	1.83	126	50-130	
Total Chlordane	ug/Kg						
Total Toxaphene	ug/Kg						

SAMPLE DUPLICATE: 134247

Original: 1855123002

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Semivolatiles by GC						
Tetrachloro-m-xylene (S)	%	1.06		4	30	
Decachlorobiphenyl (S)	%	1.63		3	30	
a-BHC	ug/Kg	0	U	0	30	
g-BHC (Lindane)	ug/Kg	0	U	0	30	
Heptachlor	ug/Kg	0	U	0	30	
Aldrin	ug/Kg	0	U	0	30	
b-BHC	ug/Kg	0	U	0	30	
d-BHC	ug/Kg	0	U	0	30	
Heptachlor epoxide	ug/Kg	0	U	0	30	
Endosulfan I	ug/Kg	0	U	0	30	
Dieldrin	ug/Kg	7.57	11.7	30	30	
Endrin	ug/Kg	0	U	0	30	
Endosulfan II	ug/Kg	0	U	0	30	
4,4'-DDD	ug/Kg	0	U	0	30	
4,4'-DDT	ug/Kg	2.13	3.27	29	30	
Endrin aldehyde	ug/Kg	0	U	0	30	
Endosulfan sulfate	ug/Kg	0	U	0	30	
Methoxychlor	ug/Kg	0	U	0	30	
Endrin ketone	ug/Kg	0	U	0	30	
Total Chlordane	ug/Kg	89.7	127	21	30	
Total Toxaphene	ug/Kg	0	U	0	30	

QUALITY CONTROL DATA

Workorder: 1855123

Project ID: Margate Executive Golf Course

SAMPLE DUPLICATE: 134247

Original: 1855123002

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Semivolatiles by GC						
g-Chlordane	ug/Kg	10.4	12.2	2	30	
a-Chlordane	ug/Kg	29.7	34.8	2	30	
4,4'-DDE	ug/Kg	13.6	15.5	0.7	30	

FDOH# E86546
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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Workorder: 1855123

Project ID: Margate Executive Golf Course

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
1855123006	SB-6 (0'-2')	SM 2540G	WGR/3370		
1855123001	SB-1 (0'-2')	SM 2540G	WGR/3371		
1855123002	SB-2 (0'-2')	SM 2540G	WGR/3371		
1855123003	SB-3 (0'-2')	SM 2540G	WGR/3371		
1855123004	SB-4 (0'-2')	SM 2540G	WGR/3371		
1855123005	SB-5 (0'-2')	SM 2540G	WGR/3371		
1855123001	SB-1 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123002	SB-2 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123003	SB-3 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123004	SB-4 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123005	SB-5 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123006	SB-6 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123007	SB-7 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123008	SB-8 (0'-2')	EPA 3050B	MXX/9371	EPA 6020	MMS/8400
1855123007	SB-7 (0'-2')	SM 2540G	WGR/3372		
1855123008	SB-8 (0'-2')	SM 2540G	WGR/3372		
1855123001	SB-1 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448
1855123002	SB-2 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448
1855123003	SB-3 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448
1855123004	SB-4 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448
1855123005	SB-5 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448
1855123006	SB-6 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448
1855123007	SB-7 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448
1855123008	SB-8 (0'-2')	EPA 3545	XXX/10691	EPA 8081 (GC)	XGC/3448

FDOH# E86546

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www.jupiterlabs.com
 150 S. Old Dixie Highway, Jupiter, FL 33458
 (561) 575-0030 • (888) 287-3218 • clientservices@jupiterlabs.com

J.E.L. Log # 1855123
 P.O. # _____
 Quote # _____

Company Name <u>Partner Engineering + Science</u>		Requested Turnaround Time Standard <input checked="" type="checkbox"/> Expedited _____	
Address <u>Jupiter, FL</u>		Note: Rush requests subject to acceptance by the laboratory	
City <u>Jupiter, FL</u>		Due <u> </u> / <u> </u> / <u> </u>	
State <u>FL</u>		Field Filtered (Y/N)	
Zip <u>33458</u>		Comments	
Sampling Site Address <u>7820 Margate Blvd, Margate</u>		Parameters	
Attn: <u>Mike Emido</u>		Pres Codes	
Project Name <u>Orlando Exc Golf course</u>		Relinquished by <u>David Schulte</u>	
Sampler Name/Signature <u>David Schulte</u>		Date <u>1/22/18</u>	
Project #		Time <u>14:12</u>	
Matrix Codes* S: Soil/Solid Sediment, SW: Surface Water, GW: Ground Water, SL: Sludge, WW: Waste Water, DW: Drinking Water		Received by <u>Paul Bay</u>	
Pres Codes* A: none, I: Ice, B: HNO ₃ , O: Other, C: H ₂ SO ₄ , M: MeOH, D: NaOH, N: Na ₂ S ₂ O ₈ , E: HCl, Z: ZnAc		Date <u>1/22/18</u>	
QA/QC level with report None <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> See price guide for applicable fees		Temp Control <u>4.8 °C</u>	
FDEP Dry Cleaning <input type="checkbox"/> SFWMMD <input type="checkbox"/> FDEP UST Pre-Approval <input type="checkbox"/> ADaPT <input type="checkbox"/> DOT <input type="checkbox"/>		Page <u> </u> of <u> </u>	

855123

SAMPLE RECEIPT CONFIRMATION SHEET

Client Information

SDG: 1855123	Req: 2895
Client: Partner	Project: Emilio
Level: 1	Date Rec'd: 1/22/2018 2:12:00 PM
Rec'd via: Client	

Cooler Check

ID	Temp	# of samples	Security Tape		Method of Receipt	Comments
			Present	Intact		
	4.8	8	<input type="checkbox"/>	<input type="checkbox"/>		

Checked By: MD

Sample Verification

Loose Caps?	No	All Samples on COC accounted For?	Yes
Broken Containers?	No	All Samples on COC?	Yes
pH Verified?	No	Written on Internal COC?	No
pH Strip Lot #		Sample Vol. Suff. For Analysis?	Yes
Acid Preserved Samples Lot #		Samples Rec'd W/I Hold Time?	Yes
Base Preserved Samples Lot #		Are All Samples to be Analyzed?	Yes
Samples Received From	Client	Correct Sample Containers?	Yes
Soil Origin (Domestic/Foreign)	Domestic	COC Comments written on COC?	No
Site Location/Project on COC?	Yes	Samplers Initials on COC?	Yes
Client Project # on COC?	No	Sample Date/Time Indicated?	Yes
Project Mgr. Indicated on COC	Yes	TAT Requested:	STD
COC relinquished/Dated by Client?	Yes	Client Requests Verbal Results?	No
COC Received/Dated by JEL	Yes		
JEL to Conduct ALL Analyses?	Yes		

Subcontract Analysis

Parameter	Via	Lab Name	Comments
-----------	-----	----------	----------

Exhibit K
Broward County Phase II
Environmental Assessment
Report Email

Amanda Martinez

From: Jeff Flairty <aydenenv@gmail.com>
Sent: Friday, April 8, 2022 9:56 AM
To: Amanda Martinez; Mike@fimiani.com
Cc: Matthew Scott
Subject: Fwd: EAR - License Application for 4500 S State Road 7 in Hollywood

Morning Amanda:

Here is the County official's response on teh adequacy of the 2018 Phase II for the LUPA review process.

Jeff Flairty, P.E.
President
Ayden Environmental LLC
954-707-2724
jeff@aydenenv.com



----- Forwarded message -----

From: Vanlandingham, David <DVANLANDINGHAM@broward.org>
Date: Fri, Apr 8, 2022 at 9:52 AM
Subject: RE: EAR - License Application for 4500 S State Road 7 in Hollywood
To: Jeff Flairty <aydenenv@gmail.com>

2018 Phase II would be okay as long as we have a statement saying that the use of the property has not changed since the Phase II was performed. If it has, then an update to the Phase I should be performed along with recommendations. I believe ASTM/AAI rules require an update after 6 months.

DV



DAVID VANLANDINGHAM, P.E., DIRECTOR

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 N University Dr, Mailbox 201 | Plantation, Florida 33324

Office: 954.519.1478

www.broward.org

From: Jeff Flairty <aydenenv@gmail.com>
Sent: Friday, April 8, 2022 9:34 AM
To: Vanlandingham, David <DVANLANDINGHAM@broward.org>
Subject: Re: EAR - License Application for 4500 S State Road 7 in Hollywood

External Email Warning: This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's **email address** (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETSSecurity@broward.org.

I have gotten some pressure from the client on accelerating this, but I will drag my heels. Will two weeks suffice?

Also - I have a potential GC project (Margate Executive) that is starting the LUPA process. They have a 2018 Phase II and I wanted to know if that is current enough for your review, as it does confirm arsenic in the soil and GW?

Hope all is well and looking forward to hearing about your next living space!

Jeff Flairty, P.E.

President

Ayden Environmental LLC

954-707-2724

jeff@aydenenv.com

On Thu, Apr 7, 2022 at 11:15 AM Vanlandingham, David <DVANLANDINGHAM@broward.org> wrote:

Please take your time if you are able.



DAVID VANLANDINGHAM, P.E., DIRECTOR

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 N University Dr, Mailbox 201 | Plantation, Florida 33324

Office: 954.519.1478

www.broward.org

From: Jeff Flairty <aydenenv@gmail.com>

Sent: Thursday, April 7, 2022 11:13 AM

To: Vanlandingham, David <DVANLANDINGHAM@broward.org>

Subject: Re: EAR - License Application for 4500 S State Road 7 in Hollywood

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Morning David I have a draft completed and in finalizing now. I will have you the site assessment this weekend at the latest as well as the no further action with groundwater controls as a condition.

Sent from my iPhone

On Apr 7, 2022, at 11:01 AM, Vanlandingham, David <DVANLANDINGHAM@broward.org> wrote:

Jeff, is there an ETA on the completed SAR? I'm holding off to assign the case and issue the EAR License until it is submitted. Just want to make sure we did not let it fall through the cracks.

We will be onboarding another project manager within the next 3 weeks so this will be in good hands.

DV



DAVID VANLANDINGHAM, P.E., DIRECTOR

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 N University Dr, Mailbox 201 | Plantation, Florida 33324

Office: 954.519.1478

www.broward.org

From: Jeff Flairty <aydenenv@gmail.com>

Sent: Wednesday, January 5, 2022 2:58 PM

To: Eric Metz <emetz@metzreg.com>

Cc: Vanlandingham, David <DVANLANDINGHAM@broward.org>; Dawn Meyers (dmeyers@bergersingerman.com) <dmeyers@bergersingerman.com>; Anderson, Clyde <CANDERSON@broward.org>; Dimonnay, Amede <ADIMONNAY@broward.org>

Subject: Re: EAR - License Application for 4500 S State Road 7 in Hollywood

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Afternoon David.

Here is a Phase II ESA completed as part of previous due diligence efforts at the site. It documents vinyl chloride impacts to groundwater within a small region of the site exceeding the applicable GCTL (2.8 ug/L to 3.1 ug/L). The client has asked me to conduct additional soil and groundwater sampling to confirm and delineate these impacts onsite. We are at the point where a SAR can be prepared for submission, thus the EAR license application.

We will be looking forward to discussing this project more with your assigned PM.

Kindest Regards.

Jeff Flairty, P.E.

President

Ayden Environmental LLC

954-707-2724

jeff@aydenenv.com

On Wed, Jan 5, 2022 at 10:14 AM Eric Metz <emetz@metzreg.com> wrote:

Hello David!

Jeff Flairty is handling this site with Dawn and myself. I will let him respond.

Thank you,

Eric Metz

213-814-8829

emetz@metzreg.com

Sent from my mobile device

From: Vanlandingham, David <DVANLANDINGHAM@broward.org>
Sent: Wednesday, January 5, 2022 10:00:44 AM
To: Eric Metz <emetz@metzreg.com>
Cc: Dawn Meyers (dmeyers@bergersingerman.com) <dmeyers@bergersingerman.com>; Anderson, Clyde <CANDERSON@broward.org>; Dimonnay, Amede <ADIMONNAY@broward.org>
Subject: EAR - License Application for 4500 S State Road 7 in Hollywood

Eric,

Hope the new year finds you well and happy.

Our Department received the attached EAR License application and check, along with some other materials. However, I do not seem to have record that we've been notified of any contamination pursuant to Section 27-353 of BCC that would necessitate the EAR License.

If you do have documents that evidence contamination on the property, would you please provide them to us? We will then be happy to process the EAR License as well as assign it to a case manager within the next 60 days.

Thanks,

DV



DAVID VANLANDINGHAM, P.E., DIRECTOR

Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 N University Dr, Mailbox 201 | Plantation, Florida 33324

Office: 954.519.1478

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Margate Executive Golf Course, LLC
5301 North Federal Highway, Suite 350
Boca Raton, Florida 33487

January 10, 2024

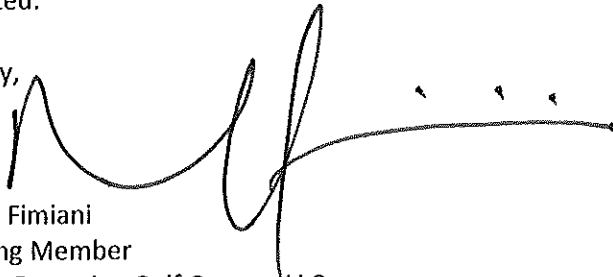
Mr. David Vanlandingham, P.E., Director
Broward County Resilient Environment Department
Environmental Permitting Division
1 North University Drive, Mailbox 201
Plantation, Florida 33324

Re: 7870 Margate Boulevard, Margate, Florida/Former Margate Executive Golf Course

Dear Mr. Vanlandingham:

We are in the process of submitting a LUPA application for the property referenced above. This letter is to confirm that the use for the property has not changed since the Phase II report from 2018 was completed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Fimiani', with a long horizontal line extending to the right.

Michael Fimiani
Managing Member
Margate Executive Golf Course, LLC

Exhibit L

Traffic Analysis



Nove of Margate

Margate, Florida 33063

prepared for:

Fimiani Development Corporation

LUPA Traffic Evaluation

ENGINEER'S CERTIFICATION

I, Hereby certify that I am a registered professional engineer in the State of Florida, practicing with Traf Tech Engineering, Inc., a Florida Corporation under Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes, Professional License Number 44174, by the State of Florida, Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for:

Project: Nove of Margate
Location: Margate, Florida 33063
Client: Fimiani Development Corporation

Report Prepared by: Traf Tech Engineering, Inc
8400 N. University Drive, Suite 309
Tamarac, Florida 33321

I acknowledge that the procedures and references used to develop the results contained in this report are standards to the professional practice of transportation engineering as applied through professional judgement and experience.

Signature:
Name:
License No.
Date:


Joaquin E. Vargas, P.E.
FL 44174
October 6, 2023



October 6, 2023

INTRODUCTION

Traf Tech Engineering, Inc. has completed a traffic evaluation associated with the proposed Land Use Plan Amendment for the Nove of Margate located on the south side of Margate Boulevard just west of NW 76th Avenue in the City of Margate, Broward County, Florida. Figure 1 shows the location of the project site.

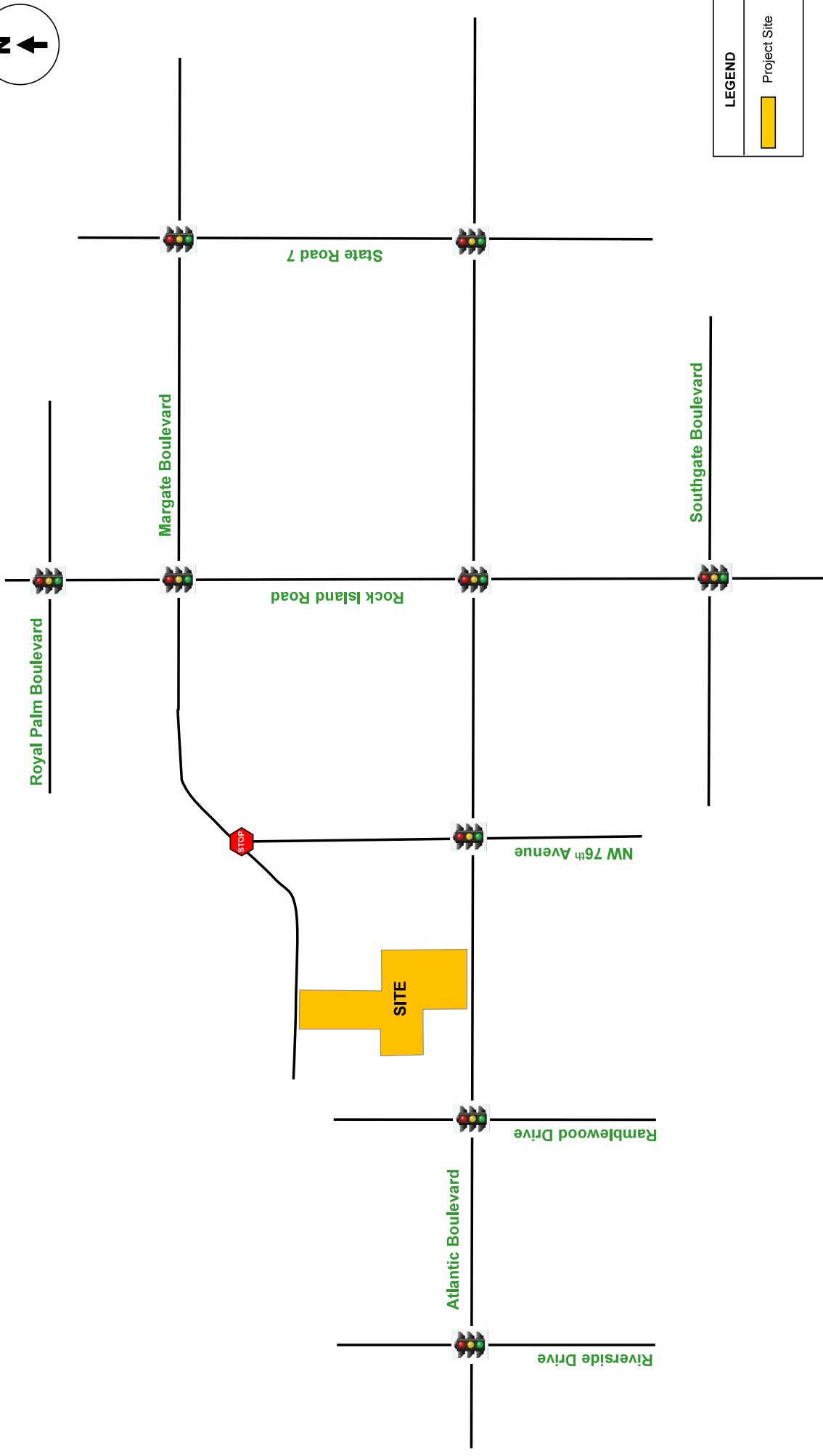
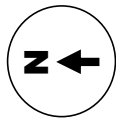
TRAFFIC EVALUATION

The traffic evaluation addresses four (4) questions under Section F – Traffic Circulation Analysis. These questions are addressed below.

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.

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

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




LEGEND	
	Project Site

FIGURE 1
Novo of Margate
Margate, Florida

LOCATION MAP

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

Source: Broward County Metropolitan Planning Organization

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

Source: Broward County Metropolitan Planning Organization

2) Identify the projected level of service for the roadways impacted by the proposed amendment for the short (2025) and long term (2045) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

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

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 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.

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

MAXIMUM LAND USE AND INTENSITY – Existing Land Use Designation

- 792 Residential Units (low rise)

MAXIMUM LAND USE AND INTENSITY – Proposed Land Use Designation

- 874 Residential Units (low rise)

Tables 3a and 3b on the following page present the results of the trip generation comparison analysis. The results of the trip generation comparison analysis indicate that the proposed 874 residential units generates approximately 526 new daily trips and approximately 35 new PM peak hour trips when compared against the 792 residential units.

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

Source: Broward County Metropolitan Planning Organization

↑
Year 2025/Year 2045

TABLE 2b Nove of Margate Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2025/2045	Short Term (2025)		Long Term (2045)	
				AADT	LOS	AADT	LOS
Atlantic Boulevard	Riverside	NW 76 Ave	6/6	4,204	F	5,073	C
	NW 76 Ave	Rock Island	6/6	4,204	D	5,073	C
	Rock Island	SR 7	6/6	4,816	C	3,924	D
Margate Boulevard	Project Site	NW 76 Ave	4/4	383	D	266	C
	NW 76 Ave	Rock Island	4/4	383	C	266	C
	Rock Island	SR 7	4/4	992	C	1,701	D
Rock Island Road	Southgate	Atlantic Blvd	4/4	4,038	C	4,199	F
	Atlantic Blvd	Margate Blvd	4/4	3,026	F	3,135	C
	Margate Blvd	Royal Palm	4/4	3,026	F	3,135	C

↑
Year 2025/Year 2045

TABLE 3a Trip Generation Summary (Allowable Density - Existing Land Use) Nove of Margate								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Low Rise (LUC 220)	792 units	5,152	268	64	204	361	227	134
Gross/Driveway/External Trips		5,152	268	64	204	361	227	134

Source: ITE Trip Generation Manual (11th Edition)

TABLE 3b Trip Generation Summary (Allowable Density - Proposed Land Use) Nove of Margate								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Low Rise (LUC 220)	874 units	5,678	294	71	223	396	249	147
External Trips		5,678	294	71	223	396	249	147

Source: ITE Trip Generation Manual (11th Edition)

Difference in External Trips		Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed - Existing		526	26	7	19	35	22	13

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

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

CONCLUSIONS

The proposed Land Use Plan Amendment (LUPA) associated with the Nove of Margate will not significantly impact any roadway section within the project's study area. No degradation in level of service will occur as a result of the proposed increase in residential intensity from 792 low-rise units to 874 low-rise units. Finally, the proposed land use change will support the use of transit and increase ridership throughout the Atlantic Boulevard corridor.

TABLE 4a Nove of Margate Project Impacts (Daily Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 415		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Atlantic Boulevard	Riverside	NW 76 Ave	6	59,900	22%	116	0.2%	No
	NW 76 Ave	Rock Island	6	59,900	48%	252	0.4%	No
	Rock Island	SR 7	6	50,000	35%	184	0.4%	No
Margate Boulevard	Project Site	NW 76 Ave	4	29,160	100%	526	1.8%	No
	NW 76 Ave	Rock Island	4	29,160	30%	158	0.5%	No
	Rock Island	SR 7	4	29,160	15%	79	0.3%	No
Rock Island Road	Southgate	Atlantic Blvd	4	37,810	13%	68	0.2%	No
	Atlantic Blvd	Margate Blvd	4	37,810	0%	0	0.0%	No
	Margate Blvd	Royal Palm	4	37,810	15%	79	0.2%	No

Source: Broward County Metropolitan Planning Organization

TABLE 4b Nove of Margate Project Impacts (PM Peak Hour Volumes)								
Roadway	From	To	Number of Lanes	Roadway Capacity	Project Traffic = 34		Project Impacts	
					Percent	Trips	% of Cap.	Significant
Atlantic Boulevard	Riverside	NW 76 Ave	6	5,390	22%	8	0.1%	No
	NW 76 Ave	Rock Island	6	5,390	48%	17	0.3%	No
	Rock Island	SR 7	6	4,500	35%	12	0.3%	No
Margate Boulevard	Project Site	NW 76 Ave	4	2,628	100%	35	1.3%	No
	NW 76 Ave	Rock Island	4	2,628	30%	11	0.4%	No
	Rock Island	SR 7	4	2,628	15%	5	0.2%	No
Rock Island Road	Southgate	Atlantic Blvd	4	3,401	13%	5	0.1%	No
	Atlantic Blvd	Margate Blvd	4	3,401	0%	0	0.0%	No
	Margate Blvd	Royal Palm	4	3,401	15%	5	0.2%	No

Source: Broward County Metropolitan Planning Organization

NOTE: Significant is defined as project impacts equal or greater than 3% of the roadways Capacity.

Exhibit M
Mass Transit Letter



TRANSPORTATION DEPARTMENT

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8305

Site Plan Review

DATE: October 27, 2022

TO: **Amanda Martinez, Land Planner**
Dunay, Miskel and Backman, LLP

FROM: Jason McKoy, P.M. Capital Programs, Transportation Dept.

SUBJECT: **Springdale Townhomes – Land Use Plan Amendment Analysis**

Broward County Transportation Department, Capital Programs staff have reviewed the site plan for the Springdale Townhomes, in the city of Margate and offers the following:

1. The Broward County Transportation fixed route bus service running adjacent to the proposed Springdale Townhomes site is the route 42 running in both east / west direction along Atlantic Blvd. to the south of the site boundary. This would also serve as the main service available to the future development.
2. The adjacent bus stops within the project scope are bus stops ID# 1439, 1438, 3484 eastbound. ID# 1449, 1450, 1437 westbound. Within a ¼ mile radius of the site limits.
3. The scheduled times for the main fixed route 42 transit bus service along with the transit community shuttle services is as follows -

4. Route 42 -

<u>Weekday</u>	530a -1035p	42 min Frequency
<u>Saturday</u>	540a -1027p	34 min Frequency
<u>Sunday</u>	845a -824p	24 min Frequency

5. Community Shuttles

Margate Route A	753	Monday - Friday	7:30am - 4:30pm	60 min
AS	754	Saturday	7:30am - 4:47pm	70 min
Margate Route C	710	Monday - Friday	7:30am - 4:30pm	60 min
Margate Route D	711	Monday - Friday	7:20am - 4:20pm	60 min

6. In the event that any project is to impact any future bus stop, coordinate the temporary relocation of the bus stop or bus stops with Kurt Petgrave at 954-357-6793, kpetgrave@broward.org at least 2 weeks before start of construction.

Thank you for considering BCT's comments.

If you should have any questions, please contact Jason McKoy at (954) 357-8856 or Kurt Petgrave at 954-357-6793.

Regards.

Cc: Arethia Douglas, P.E. Project Manager, Broward County Transportation Department

Exhibit N

SCAD Report

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE

SBBC-3446-2022

County No: PC 24-3

Folio #: 484135050030, 484135080010

Novel of Margate

January 25, 2024



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: January 25, 2024	Units Permitted: 0 Units Proposed: 82	Existing Land Use: Commercial Recreation
Name: Nove of Margate	NET CHANGE (UNITS): 82	Proposed Land Use: Residential (7) within a
SBBC Project Number: SBBC-3446-2022	Students Permitted Proposed NET CHANGE	Current Zoning: S-1
County Project Number: PC 24-3	Elem 0 12 12	Proposed Zoning: PUD
Municipality Project Number: N/A	Mid 0 5 5	Section: 35
Owner/Developer: Fimiani Development Corporation	High 0 8 8	Township: 48
Jurisdiction: Margate	Total 0 25 25	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Atlantic West Elementary	1,009	1,009	615	-394	-21	61.0%
Margate Middle	1,328	1,439	1,033	-406	-18	71.8%
Coconut Creek High	2,884	2,884	1,956	-928	-37	67.8%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Atlantic West Elementary	615	-394	61.0%	601	590	579	567	555
Margate Middle	1,033	-406	71.8%	973	953	921	892	932
Coconut Creek High	1,956	-928	67.8%	1,958	1,996	2,022	2,049	2,074

* See comments for additional Impacted Planning Area information
 School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data				Aggregate Projected Enrollment			
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7 - Elementary	17,526	11,746	-5,780	10,994	10,884	10,773	10,660	10,549
Area 7 - Middle	7,931	5,747	-2,184	5,325	5,274	5,223	5,170	5,119
Area 7 - High	11,160	8,389	-2,771	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Eagles Nest 6-8	800	57	-743	57	57	57
Renaissance Charter School At University	1,504	1,454	-50	1,454	1,454	1,454
Somerset Academy Riverside Elementary	750	291	-459	291	291	291
Somerset Academy Riverside Middle	525	124	-401	124	124	124
Somerset Prep Charter @ N Lauderdale	1,000	723	-277	723	723	723
Somerset Prep Charter @ N Lauderdale 9-12	1,000	340	-660	340	340	340

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Atlantic West Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Margate Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Coconut Creek High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area 7	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

Information contained in the application indicates that the approximately 20.73-acre site is generally located south of Margate Boulevard between NW 79th Avenue and Poinsettia Way in the City of Margate. The current land use designation for the site is Commercial Recreation within a Dashed Line Area of Irregular 7.6, which allows no residential units. The applicant proposes to change the land use designation to Residential (7) within a Dashed Line Area of Irregular 8.38 to allow 82 townhouse (all three or more bedroom) residential units, which is anticipated to generate an additional 25 students (12 elementary, 5 middle, and 8 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan. However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools served the amendment site in the 2023/24 school year were Atlantic West Elementary, Margate Middle, and Coconut Creek High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "7". The elementary, middle, and high schools currently serving Planning Area "7" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "7" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-3446-2022

1/25/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

Exhibit O
Burrowing Owl
Assessment Report



April 22, 2022

Michael Fimiani
Margate Executive Golf Course, LLC
5301 North Federal Highway, Suite 350
Boca Raton, FL 33487

Mike@Fimiani.com

**Re: Margate Executive Golf Course
Burrowing Owl Assessment**

Dear Mr. Fimiani,

This is an opinion on the presence or absence of Florida burrowing owls (*Athene cunicularia floridana*) at the Margate Executive Golf Course. This letter also summarizes the process and timing for burrowing owl permitting and relocation. WGI is providing this information to assist you with a land use plan amendment.

The subject property consists of approximately 20 acres and is located at 7870 Margate Boulevard in Margate, FL 33063 (**Figure 1**). The subject property is identified by the following Broward County Parcel ID Number: 4841-35-05-0030.

WGI conducted a field reconnaissance on April 21, 2022. The field reconnaissance was conducted by Rick Harman, PWS, CEP, who is a Certified Environmental Professional. WGI found that portions of the golf course provide suitable habitat for burrowing owls, and WGI observed one or more owls and burrows.

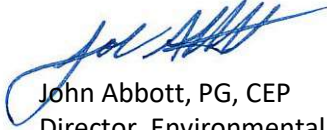
Florida burrowing owls, active nests, eggs, and young are protected under the federal Migratory Bird Treaty Act, state Rule 68A-16.001 Florida Administrative Code (F.A.C.), and state rule 68A-4.001, F.A.C. The Florida Fish and Wildlife Conservation Commission (FWC) has established Species Conservation Measures and Permitting Guidelines for burrowing owls. These guidelines include avoidance measures, such as protective buffer zones, and guidance for permitting. If avoidance measures cannot be implemented, an FWC Incidental Take Permit will be required for unavoidable impacts. An FWC permit with associated mitigation fee can allow burrow excavation and collapse when the burrows are inactive. Burrows are inactive typically during the non-nesting season from July 11 until February 14 but the actual dates depend on the specific nesting activity at each burrow.

For unavoidable impacts, the process for permitting and destruction of inactive burrows begins approximately 6 months before construction starts. A burrowing owl survey is conducted and the permit application is submitted within 3 to 6 months of the start of construction. The permit, once issued, will be valid for one year. But the FWC permit will specify that burrow destruction can only occur immediately prior to construction – within 48 hours of clearing / grading, utility installation, and similar work. This requirement reduces the likelihood that the owls will return to the site. It also avoids repeated disturbance of the owls which would likely be considered harassment and may include notices of violation and enforcement action from FWC.

Based on our understanding of the project schedule, it appears too early at this time to begin the FWC permitting process.

We appreciate your commitment to managing Florida's natural resources in accordance with the state guidelines. If you have any questions, don't hesitate to contact me at john.abbott@wginc.com or 561-687-2220.

Sincerely,



John Abbott, PG, CEP
Director, Environmental Services
FWC Registered Agent for Burrowing Owls

ec: Amanda Martinez; Dunay, Miskel and Backman, LLP
Matthew Scott; Dunay, Miskel and Backman, LLP



April 21, 2022

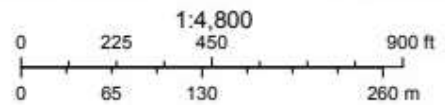


Figure 1. Map of the Subject Property

Exhibit P
Proposed Site Plan

Mayor
Tommy Ruzzano

Vice Mayor
Arlene R. Schwartz

Commissioners
Antonio V. Arserio
Anthony N. Caggiano
Joanne Simone



City Manager
Cale Curtis

Interim City Attorney
Weiss Serota Helfman
Cole & Bierman

City Clerk
Jennifer M. Johnson

City of Margate, Florida

January 18, 2024

Barbara Blake-Boy
Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Transmittal of Proposed City of Margate Comprehensive Plan Map Amendment – Nove of Margate.

Dear Ms. Blake-Boy,

Transmitted herewith is a proposed Future Land Use Map Amendment for the City of Margate, as follows:

- Nove of Margate comprehensive plan amendment increases the average density of a **104.3-acre** dashed line area from 7.6 to 8.4 dwelling units per acre.
- This application also amends the map designation of 21.96 gross acres within the dashed-line area from Commercial Recreation and Residential R(7) to Residential R(7) and Parks in order to redevelop a golf course into a 132-unit townhouse development.

The Margate Planning and Zoning Board, which serves as the Local Planning Agency of the City of Margate, held a duly advertised public hearing on November 9, 2023 and forwarded the application to the City Commission with a recommendation to approve.

The Margate City Commission held a duly advertised transmittal hearing for the proposed amendment on December 6, 2023, upon which the City Commission approved the transmittal of the amendment to Broward County. A copy of the draft ordinance approved by the City Commission on first reading is attached.

In response to comments received from the Broward County Planning Council Staff, the City will revise the attached ordinance for its second reading. Revisions include adding the acreage of the affected dashed-line area to the ordinance title, and revisiting the amendments to Policy 1.2.6 shown in Section 3 of the

Barbara Blake-Boy
January 18, 2024
Page 2 of 2

ordinance. Prior to adoption of this ordinance, the City will provide a revised draft ordinance for Planning Council Staff review.

Thank you for your consideration and assistance. Should you have any questions or require additional information, please contact Andrew Pinney, Senior Planner with the Development Services Department at 954-884-3684 or apinney@margatefl.com.

Sincerely,



Cale Curtis
City Manager

cc:

Liz Taschereau, Director, Development Services Development

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CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR A LAND USE PLAN AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT A CHANGE OF LAND USE FROM "COMMERCIAL RECREATION AND R(7) RESIDENTIAL" TO "R(7) RESIDENTIAL AND PARK"; PROVIDING FOR AN INCREASE OF THE AVERAGE DENSITY OF AN IRREGULAR DENSITY DASHED-LINE AREA FROM 7.6 TO 8.4 DWELLING UNITS PER ACRE; PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN ELEMENT I. FUTURE LAND USE ELEMENT; RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL TO OBTAIN RECERTIFICATION OF ELEMENT I. FUTURE LAND USE OF THE MARGATE COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 7870 MARGATE BOULEVARD; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fimiani Development Corporation ("Applicant") seeks to redevelop the golf course located on the south side of Margate Boulevard between NW 76th Avenue and NW 79th Avenue in the City of Margate, Florida, which consists of 21.96 gross acres/21.3 net acres in area, more particularly described in the legal description, which is attached hereto as Exhibit "A," and incorporated herein by reference the ("Property"); and

WHEREAS, the Applicant seeks to develop the property to include no more than 132 townhouses on the Property; and

WHEREAS, Applicant agrees to record a restrictive covenant in the public records of Broward County, Florida, which would dedicate 1.21 net acres of the Property for

CODING: Words in ~~struck through type~~ are deletions from existing text; Words in underscored type are additions.

1 use as a public park that will be maintained by the
2 Applicant, or successor or assigns, as part of the City of
3 Margate's Amendment to the Land Use Plan ("Application");
4 and

5
6 WHEREAS, the Application includes a request to amend
7 Policy 1.2.6 of the City of Margate Comprehensive Plan; and

8
9 WHEREAS, on September 26, 2023, the Margate
10 Development Review Committee reviewed the Application, and
11 recommended conditional approval; and

12
13 WHEREAS, the Margate Planning and Zoning Board, which
14 serves as the Local Planning Agency, held a public hearing
15 on November 9, 2023 regarding the Application, and
16 recommended that the City Commission approve the
17 Application.

18
19 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
20 OF THE CITY OF MARGATE, FLORIDA:

21
22 SECTION 1: The City of Margate, Comprehensive Plan,
23 Element I. "Future Land Use Element," is hereby amended to
24 change the Future Land Use Map designation for the Property
25 from "Commercial Recreation and R(7) Residential" to
26 "Residential R(7) and Park" as shown in Exhibit "B," which
27 is attached hereto, and incorporated herein by reference.
28 In addition, the average density of the Irregular Density
29 Dashed-Line Area will increase from 7.6 to 8.4 dwelling
30 units per acre, by adding 82 new dwelling units to the
31 Irregular Density Dashed-Line Area.

32
33 Section 2: That the City Commission approves the
34 Applicant's land use plan amendment for the Property to
35 consist of no more than 132 townhouses. The area of the
36 subject property to be dedicated for public park use and
37 the area to be used for residential development are more
38 thoroughly described in Exhibit "C", which is attached
39 hereto and incorporated herein by reference.

40
41 Section 3: That the City Commission approve an
42 amendment to Policy 1.2.6 of Element I Future Land Use, of
43 the City of Margate Comprehensive Plan, as follows:

44
45 Policy 1.2.6 For areas that are

1 circumscribed with a dashed line to indicate an
 2 irregular density, the City may approve a
 3 rearrangement of uses or densities that does not
 4 increase the total number of dwelling units or
 5 decrease the amount of recreational land or
 6 increase the amount of commercial land. The
 7 maximum permitted development and approximate
 8 acreage within each dashed line area is as
 9 follows:

10
 11 DASHED LINE AREA "A"

12 Total Acreage: 636.04
 13 Average Density Permitted: 7.0

<u>Map Designation</u>	<u>Acreage</u>
R(25)	34.15
R(20)	24.58
R(12)	35.34
R(10)	74.85
R(7)	182.41
R(5)	42.04
R(4)	0.21
Commercial	22.82
Office Park	3.57
Commercial Recreation	150.49
Parks	17.28
Open Space	47.33
Conservation	1

30
 31 DASHED LINE AREA "B"

32 Total Acreage: 236.38
 33 Average Density Permitted: 7.0

<u>Map Designation</u>	<u>Acreage</u>
R(20)	45.03
R(16)	36.51
R(10)	24.79
R(7)	6.95
R(5)	40.91
Activity Center	1.78
Parks	8.51
Open Space	70.22
Conservation	1.68

1
2 DASHED LINE AREA "C"

3 Total Acreage: 282.13

4 Average Density Permitted: 8.7

5
6 Map Designation Acreage

7 R(20) 42.05

8 R(17) 36.25

9 R(16) 45.66

10 R(14) 29.68

11 R(7) 0.02

12 R(4) 0.02

13 Commercial 0.01

14 Parks 1.23

15 Open Space 0.04

16 Office Park 0.95

17 Commercial Recreation 126.24

18
19
20 DASHED LINE AREA "D"

21 Total Acreage: 104.29

22 Average Density Permitted: 8.4

23
24 Map Designation Acreage

25 R(20) 0.005

26 R(17) 35.91

27 R(16) 0.007

28 R(14) 0.001

29 R(7) 32.97

30 R(5) 0.001

31 R(4) 28.86

32 Commercial 4.8

33 Parks 1.74

34
35
36 Section 4: That the City Commission recommends
37 approval of the amendment to the Broward County Land Use
38 Plan, and directs City Administration to transmit the
39 Comprehensive Plan amendment to the Broward County
40 Planning Council for recertification.

41
42 Section 5: That the City Commission directs City
43 Administration to transmit the Comprehensive Plan amendment
44 to the Florida Department of Commerce in accordance with
45 Section 163.3184, Florida Statutes.

1
2 SECTION 6: All ordinances or parts of ordinances in
3 conflict herewith are and the same is hereby repealed to
4 the extent of such conflict.
5

6 SECTION 7: If any section, sentence, clause, or phrase
7 of this ordinance is held to be invalid or unconstitutional
8 by a court of competent jurisdiction, then said holding
9 shall in no way affect the validity of the remaining
10 portions of this ordinance.
11

12 SECTION 8: It is the intention of the City Commission
13 that the provisions of this ordinance shall become and be
14 made a part of the City of Margate Code, and that the
15 sections of this ordinance may be renumbered or relettered
16 and the word "ordinance" may be changed to "section",
17 "article" or such other appropriate word or phrase in order
18 to accomplish such intentions.
19

20 SECTION 9: This Ordinance shall take effect 31 days
21 after the Florida Department of Commerce notifies the
22 City that the Comprehensive Plan amendment package is
23 complete, unless timely challenged pursuant to Section
24 163.3184(5), Florida Statutes, in which case the Ordinance
25 shall take effect on the date that the Department of
26 Commerce or the Florida Administration Commission enters a
27 final order determining the adopted amendment to be in
28 compliance.
29

30 PASSED ON FIRST READING THIS 6th day of DECEMBER 2023.

31 PASSED ON SECOND READING THIS day of 2024.

32 ATTEST:

33
34
35 _____
36 JENNIFER M. JOHNSON
37 CITY CLERK
38

35 _____
MAYOR TOMMY RUZZANO

**CODING: Words in ~~struck through type~~ are deletions
from existing text; Words in underscored type are
additions.**

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RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Caggiano	<u>YES</u>	Caggiano	_____
Simone	<u>YES</u>	Simone	_____
Arserio	<u>YES</u>	Arserio	_____
Schwartz	<u>YES</u>	Schwartz	_____
Ruzzano	<u>NO</u>	Ruzzano	_____

CODING: Words in ~~struck through type~~ are deletions from existing text; Words in underscored type are additions.

EXHIBIT A

SUBJECT PROPERTY
7870 MARGATE BLVD
LEGAL DESCRIPTION:

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

TOGETHER WITH:

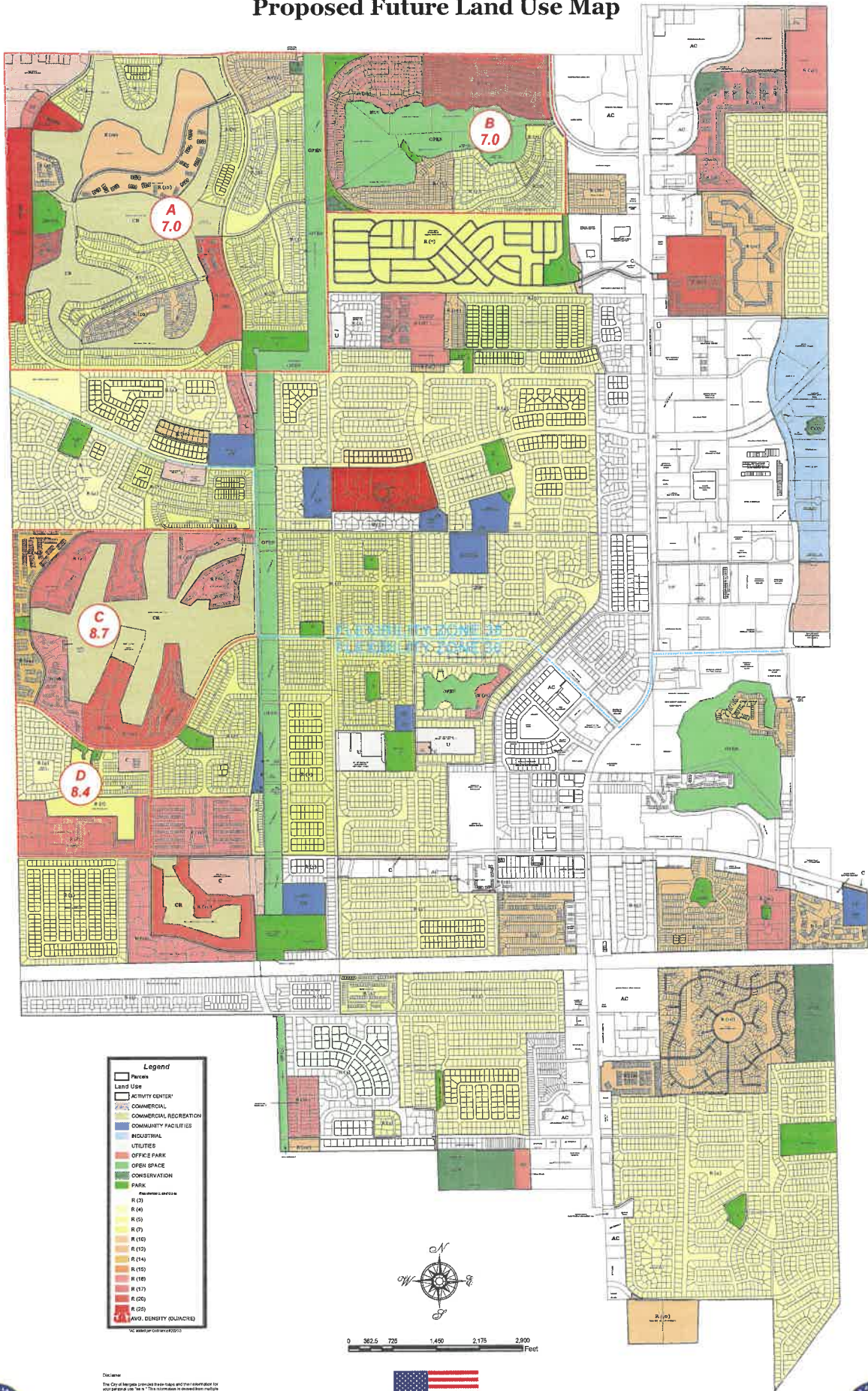
A PORTION OF PARCEL 4 OF SAID PLAT, ORIOLE GOLF AND TENNIS CLUB SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

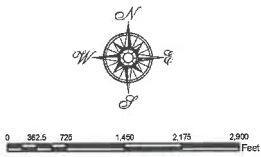
EXHIBIT B

Proposed Future Land Use Map

City of Margate, Florida Proposed Future Land Use Map



Legend	
	Parcels
	ACTIVITY CENTER
	COMMERCIAL
	COMMERCIAL RECREATION
	COMMUNITY FACILITIES
	INDUSTRIAL
	UTILITIES
	OFFICE PARK
	OPEN SPACE
	CONSERVATION
	PARK
Residential Density	
	R (3)
	R (4)
	R (5)
	R (7)
	R (10)
	R (12)
	R (14)
	R (16)
	R (18)
	R (20)
	R (22)
	R (24)
	R (25)
	LOW DENSITY (QUINCK)



The City of Margate provides these maps and information for your personal use only. This information is provided as a service and does not constitute a warranty. The City of Margate and its employees are not liable for any damages, including consequential, arising from the use of this information. The City of Margate reserves the right to change the information at any time without notice. The City of Margate is not responsible for any errors or omissions in this information. The City of Margate is not responsible for any damages, including consequential, arising from the use of this information. The City of Margate is not responsible for any damages, including consequential, arising from the use of this information.

EXHIBIT C

Sketch and Legal Descriptions of portions of subject property to be used for public park and to be developed for residential.

Public Park Areas

PARK AREA AT
NOVE OF MARGATE

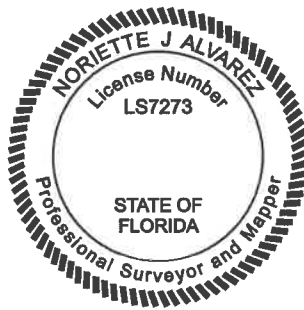
NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

LEGEND AND ABBREVIATIONS:

A = ARC LENGTH
C = CENTERLINE
D = DELTA (CENTRAL ANGLE)
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
U.E. = UTILITY EASEMENT



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NORINETTE J. ALVAREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273



HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

PROJECT:	NOVE OF MARGATE
PROJECT NO.:	180761
DATE:	10/17/23
SHEET 1 OF 3	

**PARK AREA AT
NOVE OF MARGATE**

LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'07", A DISTANCE OF 125.13 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 19°25'25" WEST, A DISTANCE OF 134.67 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 59.92 FEET; THENCE NORTH 89°46'16" WEST, A DISTANCE OF 30.01 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES SOUTH 89°46'16" EAST, HAVING A RADIUS OF 493.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'38", AN ARC DISTANCE OF 153.25 FEET; THENCE NORTH 18°02'21" EAST, A DISTANCE OF 40.94 FEET; THENCE NORTH 60°53'32" EAST, A DISTANCE OF 34.01 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 22,122 SQUARE FEET, OR 0.51 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75 AT PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'22" AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING #2; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 24°27'18" EAST, A DISTANCE OF 33.78 FEET; THENCE SOUTH 18°02'21" WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH 49°47'26" WEST, A DISTANCE OF 40.74 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 80.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°09'15", A DISTANCE OF 116.58 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°46'16" WEST, A DISTANCE OF 41.21 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, OF WHICH THE RADIUS POINT LIES SOUTH 82°45'32" WEST, A RADIAL DISTANCE OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'01", AN ARC DISTANCE OF 4.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 116.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°27'08", A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°42'39", A DISTANCE OF 31.66 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 852.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'53", A DISTANCE OF 123.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°06'19", A DISTANCE OF 42.27 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 86°01'26" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°58'34" EAST, A DISTANCE OF 163.26 FEET; THENCE SOUTH 51°16'13" EAST, A DISTANCE OF 95.07 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 776.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'44", A DISTANCE OF 212.44 FEET TO THE POINT OF BEGINNING #2;

CONTAINING 30,523 SQUARE FEET, OR 0.70 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA CONTAINING 1.21 ACRES, MORE OR LESS.



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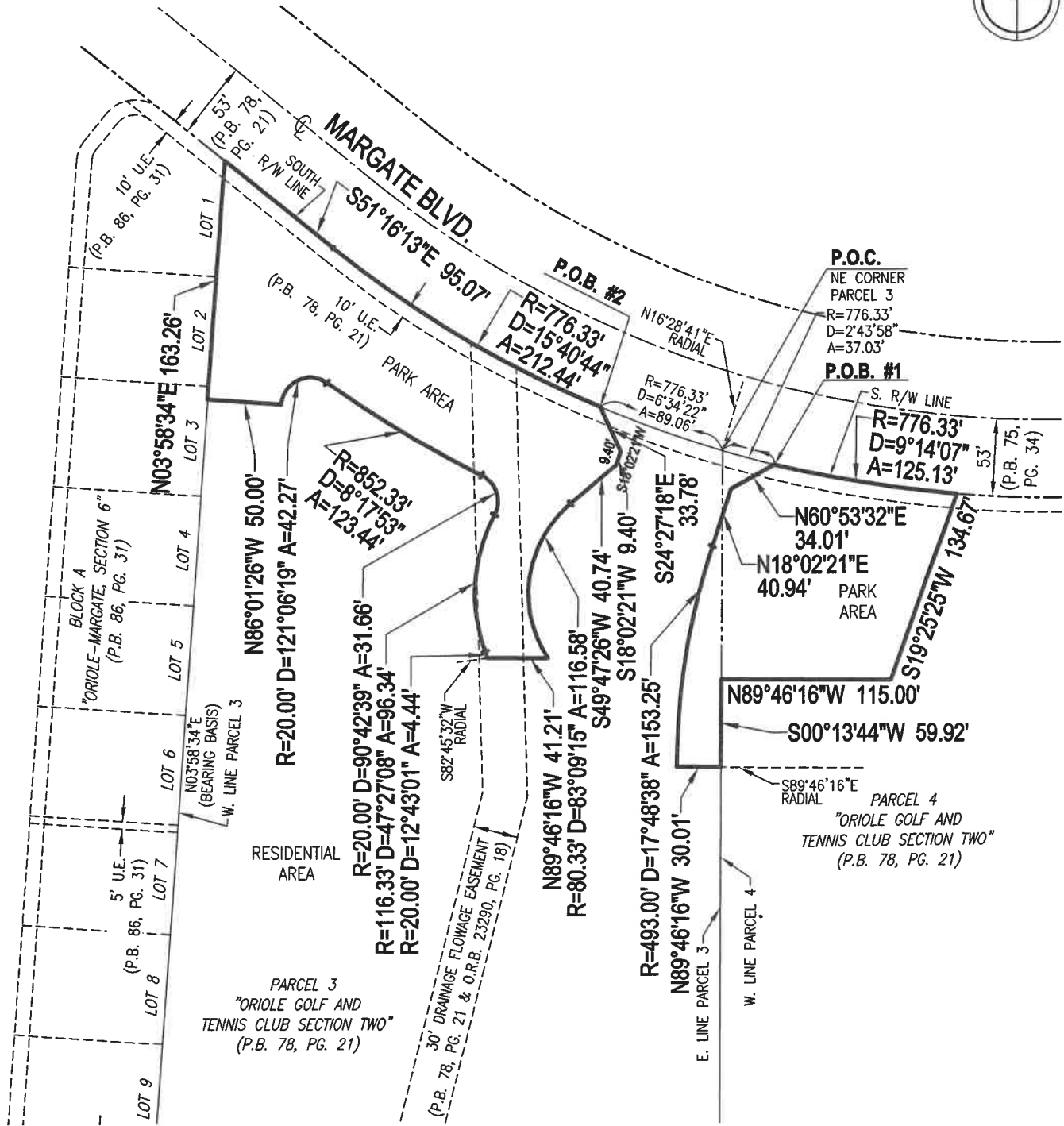
PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 3

PARK AREA AT
NOVE OF MARGATE



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REVISED SKETCH	10/17/2023	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE OF MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 3 OF 3	

Residential Area

RESIDENTIAL AREA AT
NOVE OF MARGATE

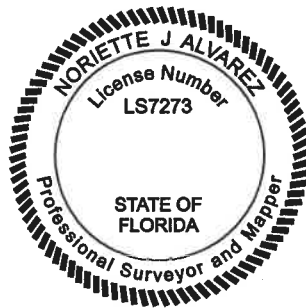
NOTES:

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PROJECT: NOVE AT MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 1 OF 6

RESIDENTIAL AREA AT
NOVE OF MARGATE

LEGAL DESCRIPTION:

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

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CONTAINING 875,308 SQUARE FEET, 20.09 ACRES, MORE OR LESS



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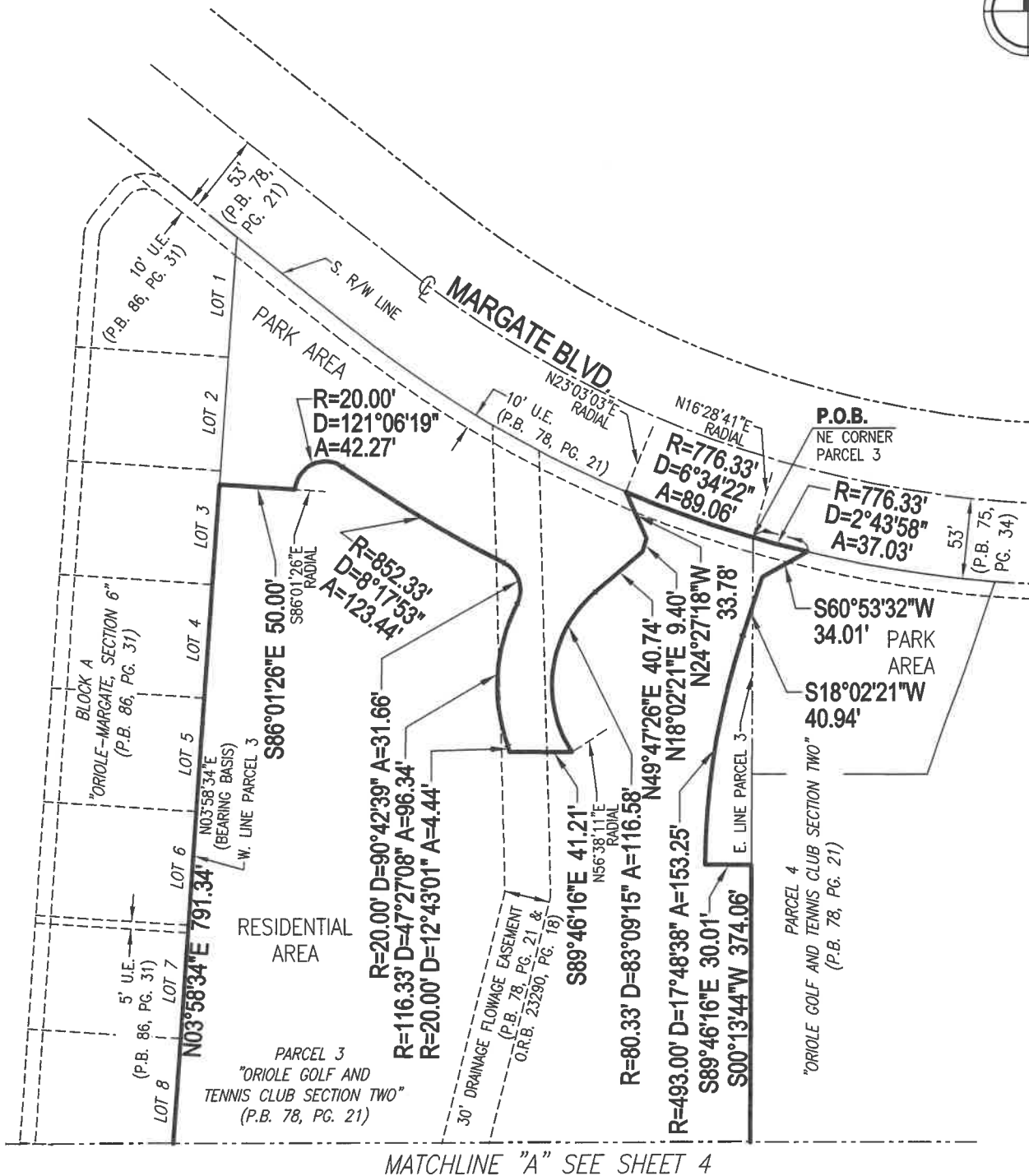
PROJECT: NOVE OF MARGATE

PROJECT NO.: 180761

DATE: 10/17/23

SHEET 2 OF 6

RESIDENTIAL AREA AT
NOVE OF MARGATE



MATCHLINE "A" SEE SHEET 4



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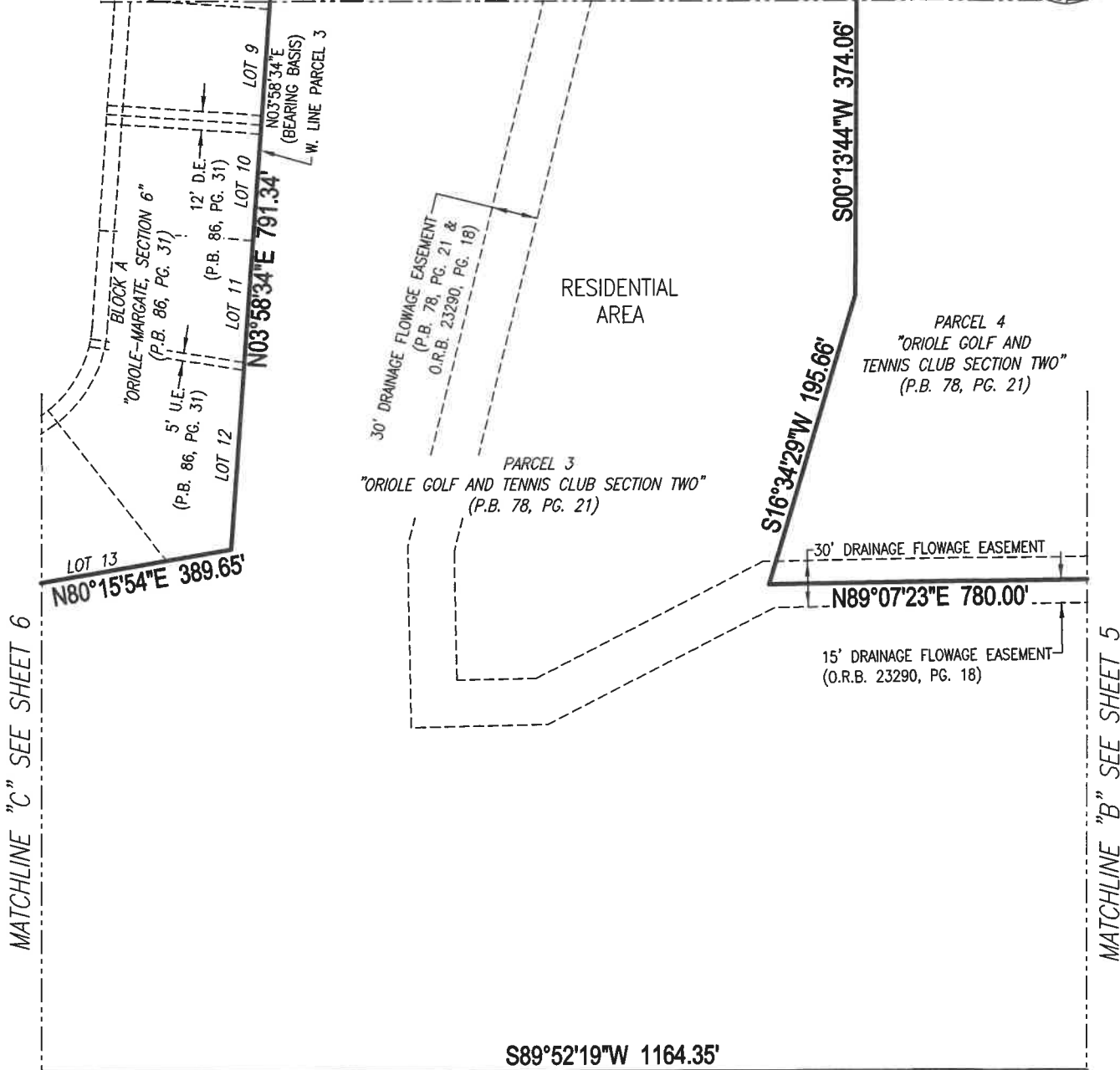
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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CKD	FIELD BK.
PROJECT:	NOVE OF MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 3 OF 6	

RESIDENTIAL AREA AT
NOVE OF MARGATE



MATCHLINE "A" SEE SHEET 3



MATCHLINE "C" SEE SHEET 6

MATCHLINE "B" SEE SHEET 5

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

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



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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE AT MARGATE		SCALE: 1" = 100'	
PROJECT NO.:	180761		SHEET 4 OF 6	

RESIDENTIAL AREA AT
NOVE OF MARGATE



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

30' DRAINAGE FLOWAGE EASEMENT

N89°07'23"E 780.00'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

MATCHLINE "B" SEE SHEET 4

RESIDENTIAL
AREA

PARCEL 3
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

S89°52'19"W 1164.35'

S00°07'41"E 720.00'

30' DRAINAGE FLOWAGE EASEMENT

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

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

N00°07'41"W 394.17'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

S89°52'19"W 300.00'



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REVISED SKETCH

10/17/23

GTW

NJA

N/A

REVISIONS

DATE

BY

CK'D

FIELD BK.

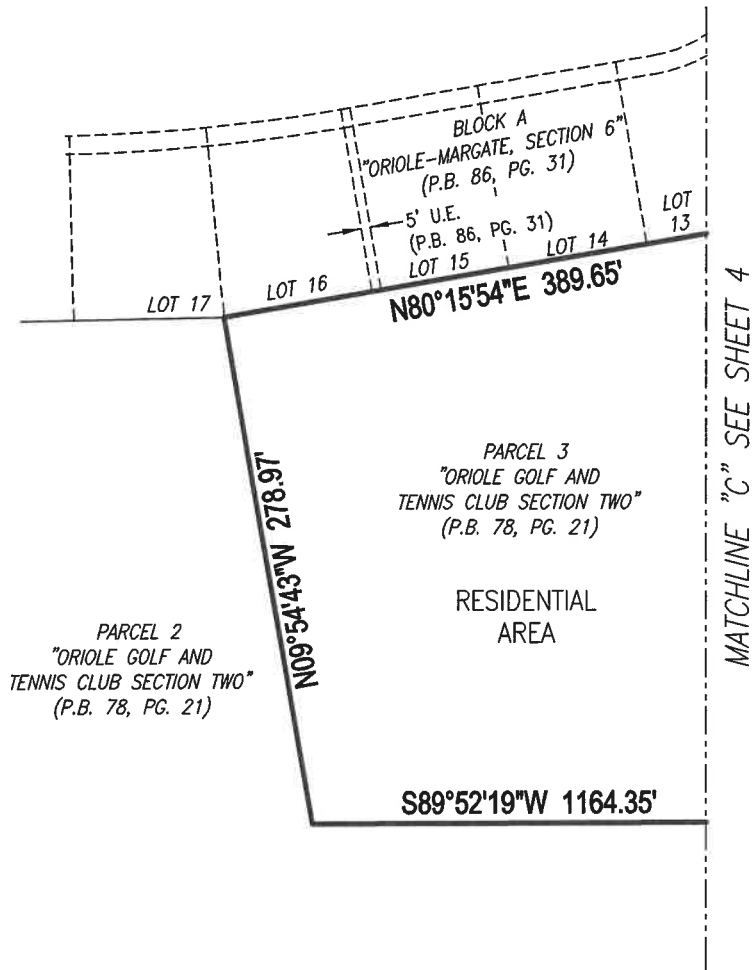
PROJECT: NOVE AT MARGATE

SCALE: 1" = 100'

PROJECT NO.: 180761

SHEET 5 OF 6

RESIDENTIAL AREA AT
NOVE OF MARGATE



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REVISED SKETCH	10/17/23	GTW	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	NOVE AT MARGATE			SCALE: 1" = 100'
PROJECT NO.:	180761			SHEET 6 OF 6



**REGULAR MEETING OF
THE PLANNING AND ZONING BOARD**
<https://us02web.zoom.us/j/86994422797>
MINUTES

**Thursday, November 9, 2023
7:00 p.m.**

City of Margate
City Commission Chambers at City Hall

City Commission

Mayor Anthony N. Caggiano
Vice Mayor Tommy Ruzzano
Antonio V. Arserio
Arlene R. Schwartz
Joanne Simone

City Manager

Cale Curtis

Interim City Attorney

Weiss Serota Helfman
Cole & Bierman

City Clerk

Jennifer M. Johnson, MMC

PRESENT:

Catherine Yardley, Vice Chair
Y. Robert Pierre, Board Member
Mohamed M. Sulaman, Board Member

ABSENT:

Sloan Robbins, Chair
Shekinah Awofadeju-Major, Secretary

STAFF PRESENT:

David Tolces, Weiss, Serota, Helfman, Cole, and Bierman
Elizabeth Taschereau, Director of Development Services
Andrew Pinney, Senior Planner
Paul Ojeda, Associate Planner
Randy Daniel, P.E., DEES

ALSO PRESENT:

Matthew H. Scott, Esq., Greenspoon Marder, LLP
Michael Fimiani, Petitioner, Fimiani Development Corporation
Jeffrey T. Schnars, P.E., Schnars Engineering Corporation
Joaquin E. Vargas, P.E., TrafTech Engineering, Inc.

The regular meeting of the Margate Planning and Zoning Board (P&Z) having been properly noticed, was called to order at 7:00 p.m. on Thursday, November 9, 2023, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063.

1) APPROVAL OF MINUTES

- A) *ID2023-382*
APPROVAL OF MINUTES FOR THE OCTOBER 17, 2023,
PLANNING AND ZONING BOARD (P&Z) MEETING

Development Services Department

901 NW 66th Avenue, Suite C, Margate, FL 33063 • Phone: (954) 979-6213
www.margatefl.com • dsd@margatefl.com

Mr. Pierre made the following motion, seconded by Ms. Sulaman:

MOTION: TO APPROVE THE MINUTES FOR THE OCTOBER 17, 2023, PLANNING AND ZONING BOARD (P&Z) MEETING

ROLL CALL: Ms. Yardley – Yes; Mr. Pierre – Yes; Mr. Sulaman – Yes. The motion passed with a 3-0 vote.

2) NEW BUSINESS

A) *ID2023-362*

CONSIDERATION OF A **LAND USE PLAN AMENDMENT** TO REDEVELOP THE 21.3-ACREW MARGATE EXECUTIVE GOLF COURSE INTO A 132-UNIT TOWNHOUSE DEVELOPMENT. (DRC NO. 23-400012)

LOCATION: 7870 MARGATE BOULEVARD

ZONING: S-1 RECREATIONAL DISTRICT AND R-3A MULTIPLE DWELLING DISTRICT.

LEGAL DESCRIPTION: PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH A PORTION OF PARCEL 4 OF SAID PLAT, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: MATTHEW H. SCOTT, ESQ., GREENSPOON MARDER, LLP, AGENT FOR MICHAEL FIMIANI, FIMIANI DEVELOPMENT CORPORATION.

B) *ID2023-370*

CONSIDERATION OF A **REZONING** FROM S-1 AND R-3A TO PUD TO REDEVELOP THE 21.3-ACRE MARGATE EXECUTIVE GOLF COURSE INTO A 132-UNIT TOWNHOUSE DEVELOPMENT. (DRC NO. 23-400013)

LOCATION: 7870 MARGATE BOULEVARD

ZONING: S-1 RECREATIONAL DISTRICT AND R-3A MULTIPLE DWELLING DISTRICT.

LEGAL DESCRIPTION: PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH A PORTION OF PARCEL 4 OF SAID PLAT, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: MATTHEW H. SCOTT, ESQ., GREENSPOON MARDER, LLP, AGENT FOR MICHAEL FIMIANI, FIMIANI DEVELOPMENT CORPORATION.

David Tolces, Interim City Attorney, explained items 2A and 2B were related and would be heard together. He introduced the items by title only, then explained the items before the Board were quasi-judicial in nature and outlined the rules and procedures to be followed. He asked for any ex-parte disclosures from the Board. Mr. Pierre stated he visited the golf course and met with Michael Fimiani. Mr. Sulaman and Vice Chair Yardley disclosed that they had also visited the site and met with Mr. Fimiani.

City Attorney Tolces read the rules of decorum adopted by the City Commission for the City of Margate. He swore in those planning to provide testimony.

Applicant Presentation

Matthew H. Scott, Esq., Greenspoon Marder, LLP, presented on behalf of the applicant. He provided an overview of the proposed project, titled Nove of Margate, to be located at 7870 Margate Boulevard, and explained the Land Use Plan Amendment and Rezoning applications for the project were before the Board at this time. He described the 21.3-acre site previously used as a golf course.

Attorney Scott explained that the current Land Use of Commercial Recreation and R7 Residential allows for a golf course, as well as a variety of commercial recreational uses to include a tennis court facility, basketball courts, baseball fields, indoor recreation, and similar. He shared images of the property, including the street view and existing conditions. Attorney Scott reviewed a high-level version of the proposed site plan, to include construction of 132 townhome units, dedicated public park space along Margate Boulevard, and two (2) amenity areas with a clubhouse, fitness center, swimming pool, multi-sport court, and a tot lot/dog walk area. He noted the park would be privately maintained in perpetuity.

Continuing, Attorney Scott shared renderings of the project, highlighting improvements to the entrance and an expanded, improved lake, and the coastal-inspired townhouses, and pointed out the color palette was selected from the Community Redevelopment Agency (CRA) preferred colors. He stated each unit was planned with a balcony either in front or back and explained that through the Development Review Committee (DRC) process, there had been a suggestion to make the balconies larger to make them more functional. He discussed the clubhouse amenities briefly, explaining the amenities would match the vision for the community to be attainable housing for young families looking to buy their first home. Attorney Scott highlighted the open space areas on the plan, including the 1.21-acre park at the entrance with landscaped walking path, parking spaces, and secondary fire access.

Vice Chair Yardley called for a recess to address technology issues at 7:22 p.m.

Vice Chair Yardley called the meeting to order at 7:29 p.m.

Attorney Scott continued his presentation, beginning with renderings of the planned clubhouse pool area and a plan for the public park area. He stated the park was intended to create beautiful,

desirable open space easily accessible by the neighbors to address concerns with what they consider to be a loss of open space to the project. He noted it was important to clarify that the project was not meeting the City's Code in terms of landscaping but exceeding the Code in all respects by 50 percent. He compared the plan to the existing conditions, which include a fence and no trespassing sign making the site inaccessible and unusable. He asserted the proposed would be a completely redone, beautifully landscaped frontage to this area of the City.

Attorney Scott stated the applicant had been engaged with a deliberative, back and forth process with staff for more than two (2) years, and recently staff had identified opportunities for additional green areas. He explained the applicant had removed some of the proposed units and replaced them with the proposed tot lot and dog walk area to provide recreational opportunities for residents of the property.

Attorney Scott reviewed the requests briefly, explaining that to develop a 132-unit townhome project, the applicant was seeking approval of the following applications:

- Land Use Plan Amendment (LUPA) to change the Future Land Use Map designation from Commercial Recreation to R(7) Residential and Parks
- Text Amendment to Policy 1.2.6 of the Future Land Use Element
- Rezoning from Recreational S-1 District and Multiple Dwelling R-3A District to Planned Unit Development PUD District

Attorney Scott stated the DRC process had resulted in a unanimous recommendation of approval with conditions. He explained that following the review by the Planning & Zoning Board, the next steps would be hearings before the City Commission, followed by review by Broward County.

Attorney Scott discussed the Future Land Use Designation and Zoning portions of the application. He stated the existing Future Land Use Designation is Commercial Recreation and R(7) Residential, and the proposal is to shift to R(7) Residential throughout and Parks for the front section. He explained the existing Zoning is Recreational S-1 District and R-3A, and the proposal is to modify the entire property to a Planned Unit Development (PUD).

Attorney Scott provided brief context on the preliminary conceptual plans for the project, which had included 200-250 multi-family rental units or 210 townhome units. He explained that after listening to feedback and determining what would be most compatible with the area, the plan was reduced to 137 townhome units, none of which would be over 32 feet tall. He stated staff then highlighted opportunities for additional green space, and the plan was reduced to 132 units. Continuing, Attorney Scott provided a brief neighborhood history. He stated Oriole Homes Corporation had developed the area with condominiums, townhomes, and golf courses in the 1960s, and at that time, a development decision was made to separate ownership of the golf courses from the residential units to avoid making the golf courses a financial obligation of the future homeowners. He explained that as a result, for an extended period of time, maintenance of the golf course had not been the responsibility of the surrounding homeowners and the site had been privately operated. He stated his client had leased the property to a golf course operator

for many years, but due to declining use of nine (9) hole golf courses, the operation of the course had become a losing endeavor for the operator and owner, eventually leading to its closure.

Attorney Scott the applicant had gone through an extensive and expensive review process, including eight (8) rounds of review by staff. He explained outside consultants were hired to review the requirements, and staff had confirmed the project met the following LUPA criteria:

- Potable Water Capacity
- Wastewater Capacity
- Drainage Capacity
- Solid Waste Capacity
- School Capacity
- Environmental Review – Phase II Environmental Assessment
- Endangered or Threatened Species
- Parks and Open Space
- Traffic
- Mass Transit
- Compatibility

Attorney Scott explained the process for receiving a letter confirming School Capacity. He stated an official, binding letter from Broward County School District was provided in the backup materials for the meeting which states the applicable schools are under capacity, a project of this size would generate 40-42 new students, and capacity exists. Continuing, Attorney Scott acknowledged there are environmental standards for redevelopment of a golf course, and as a result the applicant had undergone a Phase I Environmental Assessment and agreed to address any issues identified. He stated an expert had been hired to determine whether any endangered or threatened species exist on the property, and they had found there were not any.

Attorney Scott discussed traffic concerns, noting the project Traffic Engineer, Joaquin Vargas, was an expert with more than 30 years of experience who had prepared a traffic study of more than 400 pages. He stated Mr. Vargas looked at more driveways for this review than in any other study in his career, and the findings were that the project would not impair the level of service on any of the surrounding roadways, and upon project completion, the driveway would operate at a level of Service A. He reviewed the service level definitions briefly, noting Service A is the ideal. Continuing, Attorney Scott stated that considering the size of the project, it would generate much less traffic than a shopping center, commercial use, or school, and the determination was made that it would have an insignificant impact on the surrounding roadways. He explained the project would generate approximately 64 AM peak hour trips and 77 PM peak hour trips, and noted the findings were that no roadway improvements are required as a result of this project.

Attorney Scott reviewed the PUD standards, as follows:

- Potable Water Capacity
- Wastewater Capacity
- Drainage Capacity

- Solid Waste Capacity
- School Capacity
- Land Use and Development Pattern
- Circulation, Streets, and Parking
- Parks and Open Space
- Dedication of Land
- Traffic
- Economic Impact
- Compatibility

Attorney Scott shared that staff had indicated through the DRC process that the application complies with all standards for a PUD. He advised that the applicant was not seeking relief from the City's Code, including reductions or waivers, and was following the letter of the law for a Planned Unit Development.

Attorney Scott reviewed project benefits to the community, including redevelopment of a permanently closed golf course and investment of \$40-\$50 million in an area that has not seen any redevelopment in many years. He highlighted the major issues with affordable and attainable housing in South Florida, and asserted the project would also introduce a new attainable housing option for young families and provide new public open space for area residents in area without public amenities. Continuing to review the benefits, Attorney Scott discussed the Fiscal Impact Study conducted by Econsult Solutions, Inc., which found that annual property tax revenue would increase between \$592,000 and \$824,000 beyond what is currently generated by the property. Additionally, he cited a study on Community Economic Impact by the National Association of Home Builders, which showed bringing new homes into a community on average generates \$100-200,000 per household in local income per year and states a development of this size generates approximately 50-70 new local jobs.

Staff Presentation

Andrew Pinney, Senior Planner, presented on behalf of staff, beginning with the Land Use Plan Amendment application. He stated the requested amendment was to the City's Comprehensive Plan, established and adopted by the City under Florida Statute 163 to lay out the future vision to guide development in the City of Margate. He explained the plan shows location and intensities for various uses throughout the City on the Future Land Use Map and has policies to guide development and establish a regulatory framework. He explained that additionally, the City has adopted a Zoning Code and Land Development Regulations to implement those policies and achieve that future vision. He explained the Land Use Plan Amendment request included a map change to change the designation of the property from Commercial Recreation and R(7) to R(7) and Park, and an amendment to Policy 1.2.6 of the Margate Future Land Use Element.

Mr. Pinney provided a brief overview of the Nove of Margate project, explaining the subject property is 21.3 acres at 7870 Margate Boulevard. He shared images of the original plat, filed as parcel three (3) and a portion of parcel four (4), Oriole Golf and Tennis Club Section Two (78-21)

which was recorded in 1973. He noted that according to Property Appraiser records, that was also when the small building on the site was built. Continuing, Mr. Pinney shared the Future Land Use Map and explained the neighborhood relative to the City at large. He explained the dashed-line area which the applicant property is a part of is 104.3 acres with an average density of 7.6 and a maximum of 792 dwelling units. He noted there are currently 742 dwelling units built, leaving 50 available for construction in the map's current condition.

Mr. Pinney shared the definition of a dashed-line area:

An area on the Future Broward County Land Use Plan Map (Series) bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land uses within the area, and/or a particular total number of dwelling units permitted within the area. The density within a dashed-line area may be an irregular density.

Mr. Pinney explained the majority of the subject property had a Commercial Recreation Land Use Designation, with the small parking lot where the pro shop is located designated as Residential R(7). He stated the proposed amendment would increase the dashed-line area to an average density of 8.4 units per acre, and a maximum dwelling units of 874, adding an additional 82 units. He noted there are currently no publicly accessible parks designated in the area. Continuing, Mr. Pinney stated the proposed land use designation was Residential R(7), which means seven (7) units per acre, to accommodate 132 townhouses. He noted the proposal was relatively comparable to the established densities of surrounding properties on the map and described the development pattern, which included single-story attached villas to the east, single-family detached single-family houses to the west, and two (2) story condominiums to the south.

Mr. Pinney reviewed the policy which the applicant sought to amend, as follows:

Policy 1.2.6:

For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities that does ~~not increase the total number of dwelling units or decrease the amount of recreational land or increase the amount of commercial land.~~

Mr. Pinney stated if the City Commission adopts this policy, staff also recommends providing additional detail to establish a clear picture of the maximum development permitted within each dashed-line area and identifying each area by name on the map.

Continuing, Mr. Pinney explained the process staff follows when looking at a LUPA to ensure that public infrastructure is available, either existing or concurrent with the development of the project, to serve the needs of the project and the public. He stated staff looks at the water and wastewater capacity of the City, drainage design in the area, road and park capacity, and natural resources. He stated each area had received conditional approval at the DRC level and pointed out staff had asked the applicant to use a third-party consultant selected by staff to run a hydraulic evaluation

to look at water and wastewater capacity. He explained the difference in scope between the traffic reports for the LUPA and for the rezoning, noting the findings were the same on each.

Mr. Pinney stated it had taken a while to come to an agreeable condition related to the dedicated public park. He explained that in 2017, Broward County changed the rules for how cities calculate park acreage to meet the established level of service of three (3) acres of park per 1,000 residents. He noted with that change, the City has a projected shortfall of acreage in 2040. He stated 0.615 acres of park were required to meet the level of service for this development, and the applicant was proposing to dedicate 1.21 acres in addition to the internal recreation within the development. He explained the excess would serve to mitigate the loss of open space in converting a golf course to the proposed development and would create a public recreation amenity in an area that is currently private. Mr. Pinney outlined the public park briefly, explaining it would be split by the driveway, would be privately maintained by the developer, and would include parking, a meandering path, picnic tables, benches, and lake access.

Mr. Pinney highlighted issues brought up in the review of natural resources by DEES and DSD, including burrowing owls, wetlands or historic trees, and contamination. He stated burrowing owls are known to be on the property, and the applicant's Exhibit O laid out the process and timing for the relocation of the owls prior to construction. He stated the reports showed no wetlands or historic trees had been found on the property. Mr. Pinney noted it is common with a golf course to find contamination from fertilizers and pesticides used to maintain the grass, so the applicant had a Phase II Environmental Report done by Partner Engineering, and they made recommendations regarding analysis and mitigation. He pointed out that mitigation would take place under State and County authority and was not a City decision.

Mr. Pinney explained that with these considerations, the DRC had recommended conditional approval of the LUPA application on September 26, 2023, with conditions and comments outlined in the staff report.

Mr. Pinney continued his staff presentation with a review of the Rezoning application. He advised the Rezoning application was to change the map designation from Recreational S-1 and Multiple Dwelling R-3A to Planned Unit Development (PUD). Mr. Pinney shared the City Zoning Map and highlighted the subject property. He discussed the intent of a PUD to offer design flexibility and noted the incentive to the City for this designation was that infrastructure would be privately maintained, including the park, roads, drainage, and water and sewer.

Mr. Pinney reviewed the PUD design criteria briefly. He stated the application must be consistent with the Comprehensive Plan, provide 25-foot peripheral setbacks around the entire development, have a minimum of 35 percent open space, and be consistent with landscape and parking regulations. He shared the applicant's concept drawing and discussed the changes to be made, including widening of the canal to create a lake to handle drainage, and construction of 132 three (3) bedroom townhomes with one (1) car garages and double driveways. He explained all resident traffic would utilize the main driveway on Margate Boulevard, which would be gated. Continuing, Mr. Pinney outlined the open space proposed. He stated a number of the features only received

partial credit under the rules laid out in the Zoning Code, but the final proposal provided 7.486 acres or 35.1 percent open space to be compliant with the requirements. Mr. Pinney shared the elevation for five (5) unit townhouses, with the end units having balconies on the front and middle units having balconies on the rear. He reviewed architectural features briefly and noted the architecture had met staff half way in response to their recommendations.

Mr. Pinney discussed the fiscal impact analysis, as follows:

- 2022 Ad Valorem Taxes and Assessments (including annual Fire Fee)
 - Total - \$17,360.38
 - City - \$2,853.87
- Projected Ad Valorem Taxes and Assessments (townhouse buildings only, including annual Fire Fee)
 - Total (low) with Homestead - \$521,198
 - Total (high) with Homestead - \$753,5115
 - City (low) with Homestead - \$213,072
 - City (high) with Homestead - \$300,727

Mr. Pinney clarified that the current Fire Fee for the golf course is \$188, and the fee for the development would be \$300 per dwelling unit, totaling \$39,600. He stated the DRC had recommended conditional approval of the Zoning application on September 26, 2023, with conditions and comments outlined in the staff report. He reviewed the next steps in the process briefly, explaining the Rezoning was local only, but the LUPA would go before the City Commission as an ordinance for a transmittal hearing, then the applicant would apply with Broward County and the City would communicate with State and Regional agencies to provide them with an opportunity to comment on the application.

Vice Chair Yardley called for public comment.

MJ Duff, 1160 NW 72nd Terrace, Margate, stated his major concern was with traffic. He noted he rides his motorcycle every day, but there are too many people who run the stop sign at 76th and 80th to get onto Margate Boulevard, and that issue will be exacerbated by further development. He expressed concern with stacking to get into the gated community.

Teresa Decristofaro, 7805 Atlantic Boulevard, Margate, shared that she is President of the Oriole Gardens II HOA, and owns a non-profit called Margate Residents for Change. She stated there is a green space in this location because of the density around it, and advised this was not an area to have more housing. She stated her non-profit had approached the owner about creation of a wildlife conservancy area and a solar field to benefit area seniors. She added that she did not fault the owner for wanting to make money, but there are other uses for the property.

Chester Just, 551 NW 80th Terrace, Margate, stated he is a Board member of Oriole Gardens II. He asserted this application was not a matter of hardship, but a consideration that a developer had laid out the golf course as a trade off for the high density in the neighboring condominiums

and a developer that now wanted to maximize profit. He commented on the park and wondered if 30 or 40 years from now, someone may come by and say it was not profitable and ask for additional development. He stated experts can be found to justify any conclusion, and this application was beyond what the Board should be considering.

Paula Skornicki, 600 NW 76th Terrace, Margate, highlighted issues with traffic, pointing out that people trying to avoid the “no right turn on red” turn down her street. She stated Margate Police have been good about trying to deter this, but it does not help. She expressed concern the additional traffic from the development would create further issues.

Peta Zune, 7955 NW 5th Court, Margate, distributed a series of photos to the Board and discussed them briefly. She stated the presentation is for a great project, but it was proposed at the wrong place. She asserted the last remaining green space in Margate should not be developed, and stated the recreation area, balconies, and lakes were too close to an adjacent building which houses residents 55 and older.

Phil Albrecht, 7905 NW 5th Court, Margate, stated he did not see how the experts came up with the number of children projected, and asserted the golf course should not have been losing money because he was there three (3) times a week and it was a cash and carry business.

Lisa Dever, 600 80th Terrace, Margate, spoke in support of the project. She stated it was a good idea, and Margate would benefit from money generated. She noted she had 10 people with her who were in support.

Allen Ernst, 878 NW 82nd Avenue, Coral Springs, stated his main concern was also traffic. He asserted the presentation did not seem to address the traffic in any way. He noted the intersection is constantly backed up, and it does not make sense that the addition of 132 units would affect traffic by two (2) seconds. He stated there are walkers and bikers in the area, and the development was asking for trouble.

Silvana Luciani, 7705 NW 5th Court, Margate, stated she bought her condo because it was overlooking the golf course, and no one was taking that away from her. She asserted she was overwhelmed by this problem and did not want townhouses looking in on her property. She stated the owner has her blessing if they want to put the golf course back.

John Rodriguez, 915 NW 80th Terrace, Margate, expressed concern with the lack of green space and growing traffic. He stated 76th Avenue and Margate Boulevard was dangerous and he was surprised the City had not done anything about it previously. He added that there was not enough parking included in the proposals.

Melody Savoca, 7008 Margate Boulevard, Margate, agreed with traffic concerns. She shared an example from her neighborhood to illustrate lack of parking and stated it would be a problem. She noted the presentation was beautiful but did not belong where it was proposed. She asserted that when the area was being developed, the City Commission had requested a green belt because

of the density, and it ended up being surrounded by seniors seeking peace and tranquility. She commented on recent updates to the Comprehensive Plan and stated the results had been that residents wanted to preserve and expand green space.

John Wampler, 1035 Country Club Drive, Margate, stated the only way to make this development remotely palatable was to place a three (3) way stoplight at 76th and Margate Boulevard. He expressed concern with the length of the traffic signal cycle and stated there would be traffic backed up waiting for a light to change. He noted he was also concerned with the Fire Department response, and stated a street adjacent to the golf course should be designated as emergency access only. He asked that the burrowing owls be left alone.

Ken Corey, 7920 NW 6th Court, Margate, commented that the rendition looked good and he was fully for the project. He asserted progress in the City was needed, and commended the City on their presentation and the due diligence they had required throughout the process. He stated it looked like a good, comprehensive plan which would have a positive impact on the values of neighboring homes.

Marilyn Kneeland, 7955 NW 5th Court, Margate, stated her door is 24 feet from the property line of the development, and she agrees with everyone who said this is a nice development, but the wrong place. She asserted approval of the project was a U-turn on the Comprehensive Plan. She stated the applicant closed the golf course two (2) years after inheriting it, and asserted the contamination was an issue and the number of students did not make sense.

Jonathan Kraljic, Margate, stated he sympathizes with the landowner, but does not support the rezoning. He advised the residents did their homework before investing and purchased homes adjacent to a golf course. He commented on the deficiency of park space in the City and stated there is not new green space being built. He asserted the Planning and Zoning Board should be planning so the City does not find itself in a mess in the future.

Edinson Gonzales, 960 80th Avenue, Margate, stated the project has pros and cons. He asserted it had come to his attention that the applicant had not discussed how the development would benefit the adjacent properties. He asked if it would increase their property values, and if so, by what percentage. He stated traffic is already a concern, and the project does not match the senior communities surrounding it.

Susan Hoffman, 1030 Country Club Drive, Margate, reiterated previous concerns regarding traffic and stated (the development) could not be down on that end. She described the difficulty in taking a left turn from Country Club Drive. She raised concerns with noise pollution and air pollution from the project and stated it did not belong adjacent to senior communities.

Mary Schultz, 7708 Margate Boulevard, Margate, advised this was not the only representation for those against the project. She stated there are another 3,525 signatures on a petition against the project and asked that this be kept under consideration.

Richard Zucchini, 380 Lakewood Circle East, Margate, discussed the ways in which the project was good for the City. He stated seniors depend on City services, including emergency services, and additional property tax revenue was needed to support those expenses. He added that residents were talking about “keeping Margate green” by preserving the golf course, but a golf course uses 50,000 pounds of toxins each year and is among the worst things possible. He stated this was a good plan and should go forward.

Lou Grunes, 7708 Margate Boulevard, Margate, discussed concerns with traffic. He stated if there was a stop light, more people would cut through the neighborhoods to avoid it. He referenced the traffic counts in the traffic study and stated it did not consider school buses, contractors, and other vehicles increasing traffic.

Eliane Harris, via Zoom, was unable to provide public comment due to technical difficulties.

Vice Chair Yardley closed the public hearing.

Mr. Pierre asked whether the community would be gated. Attorney Scott confirmed that it would be gated.

Mr. Pierre asked how traffic in the afternoon would be addressed. Attorney Scott explained there are two (2) access lanes into the proposed development, one (1) for guests and one (1) for residents. He stated each had over 100 feet of stacking, with the resident lane having 140 feet. He stated the resident lane would have automatic access with a fob or sticker on their car, so they would not be holding up the line. He noted this exceeds what Code requires and exceeds what he has seen on most other projects. He acknowledged the concern and advised the plan had been designed to avoid this issue.

Mr. Sulaman asked for additional clarification on what 140 feet of stacking would look like, and how many cars would fit in that space. Attorney Scott stated stacking describes the lateral distance for cars to line up, using Chick-fil-A as an example. He explained the distances mentioned were on the subject property, off of Margate Boulevard, and stated there was space for five (5) to six (6) cars to stack in each of the two (2) lanes. He discussed the traffic study briefly, clarifying that the trips in the analysis were distributed throughout the time periods referenced.

Vice Chair Yardley asked whether the applicant had met all of the conditions within the City guidelines. Attorney Scott stated this had been a difficult LUPA process, and the City had done a good job of pressing the developer to do a better job than normal. He stated the project had met all conditions, and noted the applicant also agreed to all of the additional conditions attached to the conditional approval by the DRC. He reiterated that the applicant was not looking to deviate from the requirements of the Code.

Mr. Sulaman acknowledged the concerns of the residents and stated he had listened to everyone. He asked what could be done to ease the minds of residents regarding traffic at 76th and Margate Boulevard, as well as the concerns about safety while walking.

Joaquin E. Vargas, P.E., TrafTech Engineering, Inc., provided a brief overview of his background and experience, including 35 years as a traffic consultant in Broward County. He stated the information for the traffic study conducted for the LUPA uses data provided by the County, and an analysis of that data clearly shows an insignificant impact. He explained that working with staff, the applicant has also conducted their own study for the Rezoning application, doing their own counts and analysis, and had come to the same conclusions as with the County database.

Mr. Vargas responded to traffic concerns brought up during public comment. He noted running the stop sign was an enforcement issue which cannot be resolved by the developer. He explained the stop sign at 76th Avenue and Margate Boulevard was evaluated, and it does pass the standard to make it a signalized intersection. He referenced the question regarding stacking at the gates and stated he had worked on hundreds of queueing analyses, and as Attorney Scott had mentioned, the key is to have separate lanes for residents and guests along with making sure the gate is far enough into the property. He shared stories regarding assisting in correction of issues with gates in Parkland and Key Biscayne that were not properly designed. He stated this project had more than adequate stacking and there would not be traffic backing up onto Margate Boulevard.

Mr. Vargas referenced comments regarding potential signalization of 76th Avenue and Margate Boulevard. He noted he is currently working with the City of Coral Springs to try to get a traffic light at Royal Palm Boulevard and 89th Drive, but the County has very strict regulations that must be met for at least eight (8) hours a day. He stated that based on the counts collected, this intersection only meets the level for one (1) hour per day. Mr. Vargas responded to concerns that the traffic study did not account for other traffic like deliveries. He explained that was accounted for by the formulas created by the industry for use all over the country. He noted this is a residential community, and the traffic generated by residential projects is very small.

Mr. Sulaman asked about security concerns related to young families next to the senior community. Attorney Scott stated that in addition to having larger landscape buffers than required, a six (6) foot fence around the entire project is proposed. He noted the neighborhood would also have a security gate. He pointed out the project would not be age restricted; he had only referenced young families because they were a fit with the design of the project.

Mr. Sulaman asked about overflow parking. Attorney Scott stated all the townhomes were proposed to be three (3) bedrooms, and the required number of spaces is set per Code. He explained the proposed project had 458 parking spaces, including 62 guest spaces, and exceeds the modern parking requirements. He advised that a lot of the communities having parking issues could not be approved under the current Code due to nonconforming parking conditions. He added that Margate has more stringent parking requirements than is industry standard, and that was planned for.

Mr. Sulaman pointed to concerns voiced by residents regarding the burrowing owls and other wildlife, as well as loss of green space, and asked the applicant to respond. Attorney Scott stated the project exceeds the requirements of Code relative to landscaping buffers on all sides of the

development, and more trees would be planted than required to be thoughtful of the neighbors. He explained they had brought in an expert to assess the burrowing owls, and they will be addressed through relocation to a safe space. He credited staff with the addition of the dog park on the property.

Attorney Scott provided brief closing comments, expressing appreciation for the resident feedback and requesting a recommendation for approval, as the applicant believes they comply with the criteria for both a LUPA and a Rezoning.

Mr. Sulaman asked for clarification on the school capacity and what age group was studied. Attorney Scott stated an application had been submitted to the Broward County School District for a School Capacity Availability Determination identifying the unit type. He explained the School District utilizes published data on the number of students that type of unit generates, and puts it together with tracking on area schools, and provides a report showing whether capacity exists.

Mr. Pierre made the following motion, seconded by Mr. Sulaman:

MOTION: TO RECOMMEND APPROVAL OF THE LAND USE PLAN AMENDMENT AS PRESENTED WITH ALL STAFF CONDITIONS.

ROLL CALL: Ms. Yardley – Yes; Mr. Pierre – Yes; Mr. Sulaman – Yes. The motion passed with a 3-0 vote.

Mr. Pierre made the following motion, seconded by Mr. Sulaman:

MOTION: TO RECOMMEND APPROVAL OF THE REZONING AS PRESENTED WITH ALL STAFF CONDITIONS.

ROLL CALL: Ms. Yardley – Yes; Mr. Pierre – Yes; Mr. Sulaman – Yes. The motion passed with a 3-0 vote.

3) GENERAL DISCUSSION

None.

There being no further business to discuss, the meeting was adjourned at 9:26 p.m.

Respectfully submitted,

Sloan Robbins, Chair



City of Margate

5790 Margate Boulevard
Margate, FL 33063
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Meeting Minutes Regular City Commission Meeting

Mayor Tommy Ruzzano
Vice Mayor Arlene R. Schwartz
Commissioners:
Antonio V. Arserio, Anthony N. Caggiano, Joanne Simone

City Manager Cale Curtis
City Attorney Weiss Serota Helfman Cole & Bierman
City Clerk Jennifer M. Johnson

Wednesday, December 6, 2023

7:00 PM

Commission Chambers and Zoom.us

Webinar ID: 869 3302 2047

<https://us02web.zoom.us/j/86933022047>

CALL TO ORDER

ROLL CALL

Present: 5 - Commissioner Anthony N. Caggiano, Commissioner Joanne Simone, Commissioner Antonio V. Arserio, Vice Mayor Arlene R. Schwartz and Mayor Tommy Ruzzano

MOMENT OF SILENCE - INVOCATION BY PASTOR GAYLORD BUSS

PLEDGE OF ALLEGIANCE

1) PUBLIC DISCUSSION

There was no Public Discussion.

MAYOR TOMMY RUZZANO indicated that CONSENSUS was sought to bring Items 6) A. and 6) B. before Public Discussion.

VICE MAYOR ARLENE R. SCHWARTZ said Happy Hanukah and highlighted Margate's Winter Festival and Shop with a Hero events.

A motion was made by Commissioner Arserio, seconded by Vice Mayor Schwartz, to move Items 6) A. ID 2023-391 and 6) B. ID 2023-392 up to now (before Public Discussion). This carried as follows:

Yes: 5 - Commissioner Caggiano, Commissioner Simone, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

6) ORDINANCE(S) - FIRST READING

Items 6) A. ID 2023-391 and 6) B. ID 2023-392 were moved up after Public Discussion.

INTERIM CITY ATTORNEY DAVID N. TOLCES explained that they were going to combine Items 6) A. ID 2023-391 and 6) B. ID 2023-392 as they both relate to the same development.

- A. [ID 2023-391](#) AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR A LAND USE PLAN AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT A CHANGE OF LAND USE FROM “COMMERCIAL RECREATION AND R(7) RESIDENTIAL” TO “R(7) RESIDENTIAL AND PARK”; PROVIDING FOR AN INCREASE OF THE AVERAGE DENSITY OF AN IRREGULAR DENSITY DASHED-LINE AREA FROM 7.6 TO 8.4 DWELLING UNITS PER ACRE; PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN ELEMENT I. FUTURE LAND USE ELEMENT; RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL TO OBTAIN RECERTIFICATION OF ELEMENT I. FUTURE LAND USE OF THE MARGATE COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 7870 MARGATE BOULEVARD; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

A motion was made by Commissioner Arserio, seconded by Commissioner Caggiano, that this Ordinance - First Reading, should be discussed.

INTERIM CITY ATTORNEY TOLCES Read the Quasi-Judicial statement, explained the procedure and asked the City Commission if there were any disclosures regarding this Item.

COMMISSIONER ANTHONY N. CAGGIANO explained that it was on record that he met with them at the site.

COMMISSIONER JOANNE SIMONE met with Mr. Fimiani at the site and she also confirmed that she spoke with Mr. Scott over the telephone and discussed this Item with City Manager Curtis.

COMMISSIONER ANTONIO V. ARSERIO said that he had spoken to practically everyone and communicated through social media which included the petitioner, his Attorney, City staff and residents/affected parties.

VICE MAYOR SCHWARTZ met with Mr. Fimiani, his attorney and spoke to residents.

MAYOR RUZZANO spoke to staff and to the other party.

Discussion ensued with Interim City Attorney Tolces on the next course of action on these two Items.

MOTION TO APPROVE ITEM 6) A. and B.

INTERIM CITY ATTORNEY TOLCES explained the protocol for the City Clerk to swear in anyone who was going to be testifying on these Items.

Discussion ensued.

CITY CLERK JENNIFER M. JOHNSON conducted the swearing-in ceremony.

INTERIM CITY ATTORNEY TOLCES continued to explain the protocols to the City Commission.

MAYOR TOMMY RUZZANO questioned if the City Commission wanted to start or refer to the staff or the petitioner.

Discussion ensued.

GREENSPOON MARDER, PARTNER, MATTHEW H. SCOTT, 200 E BROWARD BLVD #1800, FORT LAUDERDALE, FL 33301 gave a PowerPoint presentation which he believed were the facts of the NOVE of Margate project. He said that the area was approximately 21 acres and that the existing use was a permanently closed golf course. His client advised him that the golf course was losing money and they explored a variety of redeveloped options. He informed that the current zoning was S1 and understood that the community had a concern that it would always stay green but emphasized that the current zoning allowed for commercial recreation development such as a trampoline park, soccer fields or an athletic training facility. He forewarned that it was not as simple as voting for or against this project and that it remained green forever and advised there was no deed restriction put on this property for it to have a continuing public purpose. He said that they were proposing to replace the shuttered golf-course with a site plan and a redevelopment of the property to repurpose it as a 132 unit townhome development together with a dedicated public park space on Margate Boulevard which would restrict it to be anything other than a public park. He explained that in perpetuity, his client or the future owners of the property would be required to maintain it which would be no financial obligation to the City but it would be something that was publicly accessible to all members of the community. He said that in addition for the future residence of this project, they were going to have two amenity areas including a clubhouse, fitness center, swimming pool, multi-sport court and a top lock dog walk area. He emphasized the facts of his presentation which included that all canals and lakes on the property were going to be expanded and improved and all renderings seen were based on their actual plans. He sought an amendment to change the future land use from commercial recreation to residential and parks and that there was a text amendment with that to the comprehensive plan and then rezoning from recreational to S1 district and multiple dwelling R3A to planning and development. He said that originally, discussions were made at doing 200 – 250 multi-family units and they were unable to meet with residents but changed the project to a more context sensitive and considerate from a density and intensity prospective to 132 townhome units. He referenced a traffic study and found that the proposed traffic from the project would not cause a degradation of the levels of service to the roadways in the area. He continued to discuss the benefits of adding this development as well as explaining the Economic Impact Study.

COMMISSIONER CAGGIANO referenced Mr. Scott's comments made in his PowerPoint presentation and questioned whether they had met every requirement based on the Land Use Plan Amendment (LUPA) criteria, the review process and the Planned Unit Development (PUD) standards.

GREENSPOON MARDER, PARTNER, SCOTT confirmed yes and said that there would

be few conditions of approval that would be required if they moved forward.

DEVELOPMENT SERVICES (DS) SENIOR PLANNER ANDREW PINNEY gave a PowerPoint presentation where he explained that it was a two-part application being a map designation and to amend Policy 1.2.6. of the Margate Future Land Use element of the Margate Comprehensive plan which was in order to redevelop the Executive Golf Course and to 132 townhouse development known as NOVA of Margate. He said that they were looking at a maximum development potential of 792 dwelling units and currently, it was developed for 742 which meant that there were 50 undeveloped units credited on the map which he emphasized was important when looking at the backup for both applications. He read the policy that the applicant was looking to amend with this application and explained the requirements that the Development Review Committee looked for. He highlighted the Traf Tech LUPA Traffic Evaluation and population projections into the future and forewarned that there could be a deficiency of park space as they estimated that they would have 68,000 people in 2045. He said that before they could approve any kind of LUPA, they would have to offset the new people coming in. He said that to offset the 82 new dwelling units being requested with this application, they would need an additional .615 acres to hit the level of service to provide those new 82 units. He also discussed the natural resources, gave a quick overview of the LUPA process and explained the next steps if those items were approved. He discussed the parking calculations and said that the requirement was 456 parking spaces but the applicant was providing 458 which was above the City's policy.

VICE MAYOR SCHWARTZ informed that at the last City Commission meeting, they decided not to count a garage as a parking space.

DS SENIOR PLANNER PINNEY said that the Code that Vice Mayor Schwartz referred to did not go into effect until December 20th and this application had been pending and an ongoing review since November 2021 which would meet the 2018 residential parking requirement.

Discussion ensued.

DS SENIOR PLANNER PINNEY continued with his PowerPoint presentation, highlighted the vehicle stacking area and also explained the traffic study. He discussed the fiscal impact analysis and said it was important to note that the projected ad valorem taxes that the Environmental Impact Statement (EIS) prepared were only coming from the value of the building and did not include the land value. He estimated that the fire fee would be approximately \$30,000. He concluded that the Development Review Committee (DRC) recommended approval of both applications and the P&Z gave a unanimous recommendation of approval.

A question-and-answer session ensued between the City Commission, City staff and Greenspoon Marder, Partner, Scott.

COMMISSIONER ARSERIO questioned the approval from DRC and P&Z.

DS SENIOR PLANNER PINNEY confirmed that some of the DRC members lived in the City and repeated that it was a unanimous approval from the P&Z board.

MAYOR RUZZANO thanked DS Senior Planner Pinney for the presentation and highlighted previous projects that he was unhappy with.

Discussion ensued.

COMMISSIONER ARSERIO referenced burrowing owls pertaining to Lennar Homes and questioned what would happen to them in the new development. He said that his understanding was that if these items failed, the applicant could potentially apply for a permit to start building a sports complex with little to no City Commission approval.

APPLICANT, MIKE FIMIANI, said that the owls come and go but in the last 12 months, he had visited the site consistently and they were not present. He explained that he had significant discussions with Florida Fish and Wildlife Conservation (FWC) and if approved, the process would be to wait until they were ready to start construction on the property when they would call out the environmental specialists and FWC who would certify that there were not any owls present at that time.

Discussion ensued on the potential of the site being made into a sports complex.

DS SENIOR PLANNER PINNEY confirmed that the applicant could start the process of building a sports complex as all the uses were detailed in the S1 district.

Discussion ensued.

VICE MAYOR SCHWARTZ referenced shutters and questioned whether the development would contain impact windows. She also questioned whether there would be any age restriction on the complex. She raised questions pertaining to the units permissible, park space, toxic chemicals, recouping tax funds and how long it would take to mitigate the property.

Discussion ensued.

DS SENIOR PLANNER PINNEY confirmed that there would not be any age restriction to residents living in that development. He said that 8.4 was the average density within the dash line area.

Discussion ensued.

GREENSPOON MARDER, PARTNER, SCOTT, explained that it was difficult to assess the taxes as construction had not started but estimated it as mid \$200,000 and indicated that the environmental mitigation was actually easier than one would think.

Discussion ensued.

MAYOR RUZZANO questioned if they were supposed to base their decision about substantial competent evidence. He also questioned whether the matter pertaining to a privately owned park or recreational facility could still be considered to be a park. He explained that he would have preferred for these items to have been prolonged rather than a fixed date at the City Commission meeting.

INTERIM CITY ATTORNEY TOLCES advised in the Ordinance that they did designate that land in perpetuity, as a park.

Discussion ensued including applicants allegedly not meeting with the residents and the future of the golf course.

COMMISSIONER CAGGIANO explained that as this was a Quasi-Judicial hearing, the City Commission had to determine the outcome on the facts of the case and indicated

that the applicants did everything that they were asked to.

MAYOR RUZZANO opened Public Comments and reminded the residents that the Ordinance was a First Reading.

Discussion ensued on the procedure of the Ordinance.

MARILYN A. KNEELAND, 7955 NW 5TH CT, APT 108, said that she was also a part of Keep Margate Green, discussed the facts and corrected some errors that she believed were stated.

LISA HARVEY, 600 NW 80 TERRACE #105, explained why she was 100% in favor of the townhouses.

KENNETH R. COREY, 7920 NW 6 CT., provided his opinion on this project which he was 100% in favor of and also believed that this would also increase the property value.

A MARGATE RESIDENT was in favor of building a sports center but was against the townhomes.

THEA CAMPELL had concerns of not having an over 55 community and the moving of the owls and the wildlife.

COMMISSIONER ARSERIO responded to Ms. Campell's concerns over the wildlife.

DARRIN PENHARLOW, 895 NW 80 TER, questioned whether the Homeowners Association would be allowing commercial vehicles in their community and would prefer to see a park.

VICE MAYOR SCHWARTZ responded to Mr. Penharlow's question on parking and commercial vehicles.

COMMISSIONER ARSERIO said that the City was looking at the parking in that community and referenced the Code.

Discussion ensued on parking.

GRANT R. O'DONNELL, 3011 HOLIDAY SPRINGS BOULEVARD, #205, congratulated the new Mayor and Vice Mayor and had concerns if the plans were changed once the applicants received the zoning.

INTERIM CITY ATTORNEY TOLCES addressed Mr. O'Donnell's concerns on the rezoning Ordinance.

Discussion ensued.

ANDREW D'ALESSANDRO, 7830 MARGATE BLVD., preferred the building of townhomes to a sports facility.

THERESA C. GERARDI, 7970 NW 9 ST, was concerned about the congestion and recommended that they rethink the traffic study.

ELSA J. SANCHEZ, 6930 NW 15TH STREET, discussed traffic and parking concerns on this project.

MAYOR RUZZANO requested the applicant's attorney, Mr. Scott, to address the traffic situation if it was going to be a sports complex.

JULI VAN DER MEULEN, 2913 NW 68 LN., referenced remediation and arsenic.

WILLIAM J. ALBRECHT, 7905 NW 5TH COURT, ORIOLE GARDENS II AND CHAIR OF MARGATE GREEN COMMITTEE highlighted having to pay extra for their condos due to the view to the golf course and was concerned about the cleaning of the grounds.

MELODIE K. SAVOCA, 7708 MARGATE BLVD #C11U6 said that she wanted to retain the comprehensive plan and preferred to keep it as an S1 and commercial recreation.

MICHAEL PEAKE, 7490 NW 6 CT., had a few questions and concerns pertaining to this development.

RONALD B. ROBERTS, 7340 LAKE CIRCLE DR #104, referenced an article in the Sun Sentinel pertaining to environmental issues and wildlife.

ALEXZANDRIA A. KELLY, 1605 NW 80TH AVENUE, #G, concurred about that sea level rise and flooding but said that she would prefer the home town community to a sports complex.

MAYOR RUZZANO addressed concerns pertaining to flooding.

Discussion ensued on the C-14 canal and flooding issues.

PETA ZUNE, 7700 NW 5TH COURT, ORIOLE GARDENS II, congratulated the Mayor and Vice Mayor on their respective new positions. She questioned whether the Development Review Committee (DRC) were knowledgeable and also read a statement.

SUSAN HOFFMANN, ORIOLE GOLF & TENNIS PHASE II, 1030 COUNTRY CLUB DRIVE, #106 read extracts from the email which she sent to the City.

DOUGLAS R. KEMP, 795 NW 73RD AVENUE, suggested marketing the development of 'luxury 55+ townhomes' and that he would prefer to see two bedrooms instead of three.

RICHARD ZUCCHINI, 380 LAKEWOOD CIRCLE E, #B, complimented the City staff and developer for the beautiful plan, discussed tax revenues and environmental issues pertaining to the golf course.

MITCHELL D. WILKINS, ORIOLE GARDENS, ORIOLE GOLF OF TENNIS, PHASE II, indicated that traffic was not a problem in his community.

MR. DONOHOO, PRESIDENT OF PARADISE GARDENS IV, had concerns over the validity of the numbers which he saw and traffic.

VICE MAYOR SCHWARTZ advised that the City had no authority over the traffic signals.

TRACY VAN WINKLE, 1020 SW 61ST AVENUE, thought that there would not be any school buses operating in that community and believed that the development would make Margate better.

A question and answer session ensued between the City Commission, staff and the

developer and topics included drainage and flooding,

DS SENIOR PLANNER PINNEY confirmed that they had no cross examination need for the applicant but if the City Commission was looking for a specific condition other than what was in the staff report, he recommended that they should clarify those when the motion was made.

COMMISSIONER ARSERIO thanked the City staff and petitioner and expressed his thoughts on this development. He recommended that the City Commission approve this Ordinance tonight on the provision of the outcome of Broward County's decision where it could be revisited thereafter.

COMMISSIONER CAGGIANO concurred with Commissioner Arserio's comments and indicated that the City's alternative would be to raise taxes or increase the size of the pie. He said that everyone wanted services and he was in favor of moving this forward.

COMMISSIONER SIMONE said that she had listened very intently tonight, read every email and had given this considerable consideration to hearing all sides. She said that the area had been neglected but thought that this development would maintain a family-friendly City. She said that it appeared that Mr. Fimiani was a good partner for the City and that he met all the required processes. She heard the feelings of the residents but said that to turn this down would not be in the best interest to Margate. She indicated that the townhomes would be more appropriate than a sports complex which she thought would bring in more traffic and believed that the residents would not be happy with that decision.

Discussion ensued.

GM PARTNER, SCOTT, closed his rebuttal by talking about the City staff's requirements pertaining to drainage and the traffic study. He thanked the City for allowing them to do the presentation. He referenced the 21,000 acres and said that if you compared areas that were built on verses areas that were either lake or non-building, it would be 60%.

MAYOR RUZZANO appreciated everyone's dialogue and indicated that it was a big decision and that everyone should be respectful.

INTERIM CITY ATTORNEY TOLCES read and explained the instructions for the next steps and the motion that was pending.

Discussion ensued.

The motion carried by the following vote:

Yes: 4 - Commissioner Caggiano, Commissioner Simone, Commissioner Arserio and Vice Mayor Schwartz

No: 1 - Mayor Ruzzano

- B.** [ID 2023-392](#) AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA AMENDING SECTION 5.2 OF APPENDIX "A," THE OFFICIAL ZONING MAP OF THE CITY OF MARGATE, FLORIDA, OF THE CITY OF MARGATE CODE OF ORDINANCES, TO PROVIDE FOR THE REZONING OF 21.3 ACRES OF REAL

PROPERTY LOCATED AT 7870 MARGATE BOULEVARD, MARGATE, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN, AND REFERRED TO AS “NOVE OF MARGATE,” FROM RECREATIONAL S-1 DISTRICT AND MULTIPLE DWELLING R-3A TO PLANNED UNIT DEVELOPMENT (“PUD”); PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE

A motion was made by Commissioner Arserio, seconded by Commissioner Caggiano, that this Ordinance - First Reading, should be discussed.

INTERIM CITY ATTORNEY TOLCES advised that based upon the representation made by the Applicant, they would add an additional condition under Section 1 of the Ordinance, paragraph D, which would be that the rezoning was conditioned on the contribution of an amount of \$50,000 by the applicant to the City of Margate which funds should be used for the improvement of the medians in the vicinity of the development along Margate Boulevard.

MAYOR RUZZANO suggested having another City Commission Workshop to discuss this Item.

Discussion ensued on conditions or conducting a City Commission Workshop, a 55+ community and the next steps.

COMMISSIONER ARSERIO suggested a Workshop after a decision had been made from Broward County.

A motion to amend by Commissioner Arserio, seconded by Commissioner Caggiano of Section 1 of the Ordinance Paragraph D with respect to the fact that the applicant would provide a contribution of funds in the amount of \$50,000 to the City of Margate. Such funds should be used for the improvement of the medians along Margate Boulevard in the vicinity of the NOVE of Margate Planned Unit Development (and the funds should be paid to the City prior to the issuance of the first building permit).

The motion as amended carried as follows:

Yes: 3 - Commissioner Caggiano, Commissioner Simone and Commissioner Arserio

No: 2 - Vice Mayor Schwartz and Mayor Ruzzano

Meeting went into Recess.

Meeting Reconvened.

2) COMMISSION COMMENTS

COMMISSIONER CAGGIANO wished everybody a Happy Hanukkah, Happy Kwanzaa and Merry Christmas. He firmly believed that when the audience asked questions, it was important that the City established the facts and that they would also be provided with the correct answer.

CITY MANAGER CALE CURTIS advised that Commissioner Simone sent her apologies for not rejoining the City Commission meeting.

COMMISSIONER ARSERIO referenced the Community Redevelopment Agency (CRA) and announced that the Fields family, who previously donated the 700+ shrubs, a number of small trees and the live oaks had made another donation to the City of approximately 30 Phoenix sylvestris. He said that these trees were installed at Margate Sports Complex and suggested if the CRA could put a plaque by one of the palms. He wished everybody a Happy Hanukkah, Happy Kwanzaa, Merry Christmas and a Happy New Year and to stay safe during the holidays.

VICE MAYOR SCHWARTZ repeated her Season's Greetings to everyone and highlighted the forthcoming City and social events.

MAYOR RUZZANO explained why the Agenda had been changed from Public Comments to Public Discussion. He highlighted that it was Pearl Harbor Remembrance Day. He wished everybody a Merry Christmas and Happy Hanukkah. He also wished everybody to be safe and welcomed everyone to Margate's Winter Festival and his party.

3) CITY MANAGER'S REPORT

CITY MANAGER CURTIS highlighted that the Property Improvement Grant Program (PIP) would be reopening next January and that the bridgework would commence on the One Mile Canal on Atlantic Boulevard.

VICE MAYOR SCHWARTZ commented on the forthcoming roadworks.

Discussion ensued.

7) ORDINANCE(S) - SECOND READING

- A. [ID 2023-395](#) ORDINANCE - AMENDING CHAPTER 39, "WATER AND SEWERS, DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES," ARTICLE III, "REGULATION OF SEWER USE," SECTION 39-28, "VIOLATIONS OF ARTICLE; PENALTIES; LIABILITY FOR RESULTING DAMAGE," ARTICLE VII - "UTILITY RULES, REGULATIONS AND RATES," SECTION 39-70, "RULES AND REGULATIONS," SECTION 39-71 "RATES ESTABLISHED," SECTION 39-72, "SERVICE AVAILABILITY CHARGE MANDATORY; WATER SHUTOFF NOT SEPARATION FROM SYSTEM; PROCEDURE FOR EXCUSE FROM SERVICE AVAILABILITY CHARGE; RECONNECTION TO SYSTEM," SECTION 39-73, "CONNECTION CHARGES," SECTION 39-74, "IMPLEMENTATION OF WATER AND SEWER CONNECTION CHARGES" OF THE CODE OF ORDINANCES OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR WATER AND WASTEWATER UTILITY RATES OUTSIDE OF MARGATE MUNICIPAL BOUNDARIES; PROVIDING FOR RATES, FEES, AND CHARGES TO BE APPROVED BY RESOLUTION OF THE CITY COMMISSION; PROVIDING FOR

PROSECUTION, ENFORCEMENT, PENALTY, AND RECOVERY OF COSTS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

A motion was made by Vice Mayor Schwartz, seconded by Commissioner Caggiano, that this Ordinance, Second Reading, should be approved.

The motion carried by the following vote:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

5) RESOLUTION(S)

F. [ID 2023-331](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING THE SCHEDULE OF FEES AND CHARGES FOR WATER AND WASTEWATER SERVICES PURSUANT TO CHAPTER 39 - WATER AND SEWERS - DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES, PROVIDING FOR AN EFFECTIVE DATE

A motion was made by Vice Mayor Schwartz, seconded by Commissioner Arserio, that this Resolution, should be discussed. This carried as follows:

COMMISSIONER ARSERIO questioned whether Margate was still the third or fourth lowest out of 31 cities.

CITY MANAGER CURTIS said that they were still below the average in the County.

GOVRATES, INC. PRESIDENT BRYAN A MANTZ, shared the comment that was made that the City would continue to be below the average of the surveyed utilities for the entire 10 year forecast that they were looking at.

The motion carried as follows:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

4) CONSENT AGENDA

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion in the form listed below. If discussion is desired by the Commission, the item(s) will be removed from the Consent Agenda and will be considered separately.

- A. [ID 2023-383](#) MOTION - APPROVAL OF CITY COMMISSION MINUTES: OCTOBER 18, 2023 REGULAR CITY COMMISSION MEETING
APPROVED
- B. [ID 2023-363](#) RESOLUTION GRANTING DRAINAGE, FLOWAGE AND STORAGE EASEMENTS TO ALLIANCE XVI LLC AND TO TC MC MARGATE APARTMENTS LLC, TO FACILITATE TRANSFER OF MAINTENANCE AND OPERATIONAL RESPONSIBILITIES FROM THE CITY
APPROVED
- C. [ID 2023-389](#) RESOLUTION - APPROVING AN AGREEMENT FOR PARTIAL FUNDING OF FOUR (4) SCHOOL RESOURCE OFFICERS IN ATLANTIC WEST ELEMENTARY, MARGATE ELEMENTARY, LIBERTY ELEMENTARY AND MARGATE MIDDLE SCHOOLS FOR AUGUST 16, 2023 THROUGH JUNE 2026; AUTHORIZING ADMINISTRATION TO RENEW THIS THREE (3) YEAR AGREEMENT UNDER THE SAME TERMS WITHOUT FURTHER COMMISSION ACTION; PROVIDING FOR EFFECTIVE DATE
APPROVED
- D. [ID 2023-400](#) RESOLUTION - AMENDING RESOLUTION 21-057; APPROVING THE APPOINTMENT OF WEISS SEROTA HELFMAN COLE & BIERMAN, P.L. AS CITY ATTORNEY AND CITY PROSECUTOR; PROVIDING FOR AN EFFECTIVE DATE
APPROVED
- E. [ID 2023-401](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, WAIVING BIDDING REQUIREMENTS FOR THE PURCHASE, INSPECTION, MAINTENANCE, AND REPAIR SERVICES OF ELECTRICAL EQUIPMENT AND COMPONENTS MANUFACTURED BY ABB AND GE INDUSTRIAL SOLUTIONS; APPROVING ABB, INC. AS THE SOLE SOURCE PROVIDER FOR THE PURCHASE, INSPECTION, MAINTENANCE, AND REPAIR SERVICES OF ELECTRICAL EQUIPMENT AND COMPONENTS MANUFACTURED BY ABB AND GE INDUSTRIAL SOLUTIONS; PROVIDING FOR EFFECTIVE DATE.
APPROVED

Approval of the Consent Agenda

A motion was made by Vice Mayor Schwartz, seconded by Commissioner Arserio, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

INTERIM CITY ATTORNEY TOLCES thanked the City on behalf of this firm and he looked forward to many years serving at Margate.

5) RESOLUTION(S) CONTINUED

The remaining Items in 5) Resolution were heard after the Consent Agenda.

- A. [ID 2023-313](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING REGULAR CITY COMMISSION MEETING DATES FOR CALENDAR YEAR 2024

A motion was made by Commissioner Caggiano, seconded by Commissioner Arserio, that this Resolution, should be discussed.

COMMISSIONER ARSERIO thanked Mayor Ruzzano for considering the back-to-back City Commission meetings.

MAYOR RUZZANO responded to Commissioner Arserio's comments.

The motion carried as follows:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

- B. [ID 2023-387](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, AUTHORIZING THE ADDITION OF THE POSITION OF ATHLETIC COORDINATOR TO THE PARKS AND RECREATION DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE, THE NEW POSITION WILL BE INCLUDED IN AN UPCOMING CITY BUDGET AMENDMENT

A motion was made by Commissioner Caggiano, seconded by Commissioner Arserio, that this Resolution, should be discussed.

COMMISSIONER ARSERIO believed that this Item was appropriate due to the City taking on more sporting activities.

MAYOR RUZZANO advised that the City was taking over the baseball and soccer leagues respectively.

The motion carried as follows:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

C. [ID 2023-388](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, AUTHORIZING THE ADDITION OF THE POSITION OF LANDSCAPE MAINTENANCE SUPERVISOR TO THE PARKS AND RECREATION DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE, THE NEW POSITION WILL BE INCLUDED IN AN UPCOMING CITY BUDGET AMENDMENT

A motion was made by Commissioner Caggiano, seconded by Commissioner Arserio, that this Resolution, should be discussed.

COMMISSIONER ARSERIO indicated that he was a strong proponent of this Item and said that the City Manager's Office had spent time driving around Margate looking at the landscape. He informed that they had three different landscapers between the CRA and the City and gave an example of robellini palms at the entrance way of the City that had not been well maintained. He continued to express the importance of employing someone in this position who could play a part in enhancing the City's appearance.

VICE MAYOR SCHWARTZ commented that the Code Officers should have been aware that the landscaping was not up to par. She questioned why Parks and Recreation's Robert Dorband's position was not replaced.

Discussion ensued.

CITY MANAGER CURTIS advised that Mr. Dorband's position was lost and re-classified into something else post-retirement. He informed that this Item was an added cost to the budget but what they paid annually for this position would ultimately save the City money in the long run in terms of replacement for these types of landscape feature.

Discussion ensued.

This carried by the following vote:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

D. [ID 2023-390](#) APPROVING THE WAIVING OF BIDDING FOR ACQUISITION FROM THE FEDERAL LAW ENFORCEMENT TRUST FUND ACCOUNT TO ENHANCE THE POLICE DEPARTMENT'S K-9 UNIT TO INCLUDE THE PURCHASE OF ONE (1) REPLACEMENT CANINE, VEHICLE EQUIPMENT, MISCELLANEOUS K-9 EQUIPMENT, AND TRAINING, AT A COST NOT TO EXCEED \$26,550.00

A motion was made by Vice Mayor Schwartz, seconded by Commissioner Caggiano, that this Resolution, should be discussed.

COMMISSIONER ARSERIO advised that the money for this Item was coming from a trust fund which were typically confiscated from criminals.

MAYOR RUZZANO supported this Item and said that he was in favor of the canine.

CITY MANAGER CURTIS said that he just received notification that one of the City's canines just apprehended two subjects.

Discussion ensued on the type of dog.

This carried by the following vote:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

- E.** [ID 2023-402](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA APPROVING THE CITY OF MARGATE STATE LEGISLATIVE PRIORITIES FOR THE 2024 STATE LEGISLATIVE SESSION; DIRECTING THE CITY CLERK TO SEND A COPY OF THE CITY OF MARGATE STATE LEGISLATIVE PRIORITIES FOR THE 2024 STATE LEGISLATIVE SESSION TO THE BROWARD COUNTY DELEGATION FOR CONSIDERATION; PROVIDING FOR THE ADMINISTRATION TO MOVE UP IN PRIORITY LISTED PROJECTS, BASED UPON RECOMMENDATION OF THE CITY'S LOBBYIST, WITHOUT FURTHER COMMISSION ACTION; PROVIDING FOR AN EFFECTIVE DATE

A motion was made by Vice Mayor Schwartz, seconded by Commissioner Arserio, that this Resolution, should be discussed.

COMMISSIONER ARSERIO questioned if this Item included the two appropriations.

CITY MANAGER CURTIS confirmed yes.

The motion carried as follows:

Yes: 4 - Commissioner Caggiano, Commissioner Arserio, Vice Mayor Schwartz and Mayor Ruzzano

Absent: 1 - Commissioner Simone

ADJOURNMENT

There being no further business, the meeting adjourned at 1:10am.

Respectfully submitted,

Transcribed by Salene E. Edwards

Jennifer M. Johnson, City Clerk

Date: _____

PLEASE NOTE:

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

[Appendix A – Zoning – Section 3.3] Any representation made before any City Board, any Administrative Board, or the City Commission in the application for a variance, special exception, conditional use or request for any other permit shall be deemed a condition of the granting of the permit. Should any representation be false or should said representation not be continued as represented, same shall be deemed a violation of the permit and a violation of this section.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454 with their request at least two business days prior to the meeting date.

One or more members of the City of Margate advisory boards may be in attendance and may participate at the meeting.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 869 3302 2047 or can listen via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

THROUGH THE CITY'S WEBSITE:

Go to www.margatefl.com

Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting information

ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US

Instructions:

Topic: "Margate Regular City Commission Meeting"

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