

**SPRINGDALE VILLAGE**

**APPLICATION FOR AMENDMENT TO  
CITY OF MARGATE  
LAND USE PLAN**

*Prepared for  
Margate Executive, Inc.*

*(resubmittal in response to comments, August 2021)*



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**EXHIBITS**

Exhibit A	Gross Acreage Letter (2021)
Exhibit B	Existing Dwelling Unit Confirmation
Exhibit C	Survey
Exhibit D	Location Map of Subject Property
Exhibit E	Location Map of Dashed Line Area
Exhibit F	Existing Use
Exhibit G	Potable Water Service Letter
Exhibit H	Sanitary Sewer Service Letter
Exhibit I	Solid Waste Service Letter
Exhibit J	Drainage Service Letter
Exhibit K	Municipal Park Summary
Exhibit L	Proposed Conceptual Master Plan
Exhibit M	Transportation Study
Exhibit N	Mass Transit Service Letter
Exhibit O	Public School Impact Application
Exhibit P	School Board of Broward County Opinion Letter
Exhibit Q	Trip Generation Calculations
Exhibit R	Trip Distribution Map
Exhibit S	Planned Mass Transits Routes and BCT Correspondence
Exhibit T	Affordable Housing Study – Miami Economic Associates
Exhibit U	Noise Study – ED+A Acoustics



**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.**

To be provided.

**B. Local Government Contact Information**

Elizabeth Taschereau,  
Development Director  
City of Margate  
901 NW 66 Avenue  
Margate, Florida 33063  
Telephone: 954-884-3686  
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- C. Summary minutes from the local planning agency and local government public hearings.**

To be provided.

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

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 (1) of the following: \*Development of Regional Impact**  
**\*Small-scale development activity (per Florida Statutes) \*Emergency**  
**(please describe on separate page)**

The amendment is not one of the developments described above.

**2. APPLICANT INFORMATION**

**A. Applicant Contact Information.**

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Boca Raton, FL 33486  
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Boca Raton, FL 33486  
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E-mail: [mike@fimiani.com](mailto: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).**

The Applicant is the owner of approximately 21.3 acres of land located on the south side of Margate Boulevard west of NW 76<sup>th</sup> Avenue in the City of Margate ("Subject Property"). The Subject Property was formerly in use as a 9-hole and clubhouse known as Margate Executive Golf Course but is closing operations. The City Land Use Plan designation for the Subject Property is Commercial Recreation and an Irregular 7.6 Residential dashed line area and the Broward County Land Use Plan designation is Recreation and Open Space in an Irregular 7.6 Residential dashed line area.

The Broward County Planning Council staff confirmed (see attached **Exhibit A**) that the gross acreage of the Irregular 7.6 Residential dashed line area is 104.4 acres. Note that the previous letter included canal right of way along the boundary of Coral Springs, and this has been excluded from the updated letter. Based on the maximum allowable density of 7.6 dwelling unit/acres, 793 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 (**Exhibit B**) leaving 51 remaining units that could be constructed on the Subject Property. The Applicant is proposing to develop 200 residential units on the Subject Property ("Development Plan") which requires an amendment to the land use plan designation on the Subject Property and the overall dashed line area. In order for the land use plan and the Development Plan to be consistent, 149 additional dwelling units are needed in the dashed line. The Applicant is requesting an amendment to change the land use plan designation on the Subject Property to Residential (10) and change the dashed line area from Irregular 7.6 Residential to Irregular 9.03 Residential ("Proposed Amendment").

The Applicant is proposing to develop 200 residential units on the Subject Property ("Development Plan") which requires an amendment to the land use plan designation on the Subject Property and the overall dashed line area. In order for the land use plan and the Development Plan to be consistent, 149 additional dwelling units are needed in the dashed line. The Applicant is requesting an amendment to change the land use plan designation on the Subject Property to Residential (10) and change the dashed line area from Irregular 7.6 Residential to Irregular 9.03 Residential ("Proposed Amendment").

Note that the attached conceptual site plan (**Exhibit L**) is meant to demonstrate a potential layout for a multi-family development; and is not intended for a formal review. In the same way, the conceptual plan is not intended to preclude future cross-access easements, or efficiencies or desirable locations for open and space and recreation areas within the development, neither does it contradict the existing drainage and flowage easements, upstream or downstream drainage, and is provided



to demonstrate a potential layout and elicit helpful feedback and although early recommendations which may assist a final development plan preparation. The applicant has also provided an analysis of the PUD criteria found in Section 19.14 of the City of Margate Code of Ordinances, attached to this application and comment response package to the City of Margate.

At 10 dwelling units per acre, the requested density is comparable to that of the townhomes to the east, R(7), and lower the R(17) to the south. Moreover, the actual planned density of the Development Plan within the irregular line is 9.03 dwelling units per acre, which is even closer to the adjacent density as a matter of favorable comparison.

The number of golf courses in the U.S. has declined steadily since 2006. Many of the golf courses in the County were built as an amenity to the adjoining residential developments and as a selling feature to attract new retirees. Due to the physical limitations of the aging population, the number of retirees who can still enjoy the game of golf has diminished. Younger generations enjoy more active sports such as cycling, soccer and extreme sports such as mountain biking. These age-related factors and the oversupply of golf courses in the U.S. has resulted in pressure for many golf courses to close. Greg Nathan, the National Golf Foundation's Chief Business Officer, was quoted as saying, "This gradual reduction is indicative of the market's healthy self-balancing of supply and demand and a trend we expect to continue." For these reasons the property owner has provided notice that the golf course will be closed permanently.

Finally, the proposed development will replace a now underutilized property which will result in a substantial increase in the City's tax base and tax revenues. 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 Subject Property is located on the south side of Margate Boulevard west of NW 76<sup>th</sup> Avenue and consists of 21.3+/- net acres and 22.0+/- gross acres, including half of the adjacent right of way for Margate Boulevard. The dashed line area is 104.4 gross acres.

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

The survey of the Subject Property is provided in **Exhibit C**.



- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries, and proposed land uses.**

The map provided in **Exhibit D** depicts the general location of the Subject Property, and the dashed line area is reflected in **Exhibit E**.

**4. EXISTING AND PROPOSED USES**

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the Subject Property. If multiple land use designations, describe gross acreage within each designation.**

	<b>Broward County</b>	<b>City of Margate</b>
Current	Recreation and Open Space in an Irregular (7.6) Residential dashed line area	Commercial/Recreation in the Irregular 7.6 Residential dashed line area
Proposed	Irregular (9.03) Residential in the dashed line area	Residential (10) in the Irregular 9.03 Residential dashed line area

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

The flexibility provisions of the Broward County Land Use Plan have not been used for areas adjacent to the Subject Property.

- C. Existing use of Subject Property and adjacent areas.**

Subject Property: Vacant / previously a 9-hole golf course

Adjacent Properties: North: Multi-family  
 South: Multi-family  
 East: Townhomes, Multi-family, Shopping Center  
 West: Multi-family, Single Family

See **Exhibit F**.

- D. Proposed use of the Subject Property including proposed square footage for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide each existing non-residential use square footage and existing dwelling units for amendment area.**

The Applicant proposes 200 residential units on the Subject Property. There are currently 51 available unbuilt dwelling units in the dashed line area, and the proposed amendment will add 149 dwelling units. The analysis provided below is based on the additional dwelling units needed for the Development Plan or 149 dwelling units.



- E. Maximum allowable development per local government 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 maximum allowable development on the Subject Property is based on based on the City land use plan designation is a golf course. For the purpose of this analysis, the Subject Property is being evaluated based on that use.

**5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

**A. Potable Water Analysis**

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

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

- 2. Identify the facilities 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 service area in which the amendment is located including South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

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

Plant Capacity:

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

Wells:

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



gallons per day (mgd) and stipulates a reduced annual allocation of 8.51 mgd, effective April 13, 2010.

Distribution System:

The City maintains a water distribution system consisting of approximately 225 miles of distribution mains and a remote 2-million gallon water storage tank.

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.**

<b>Current Land Use Plan Designation: Commercial/Recreation in the Irregular 7.6 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate</b>	<b>Demand</b>
Golf course with 19,000 sq. ft. building	.1 GPD/sq. ft.	.002 MGD
<b>Proposed Land Use Plan Designation: Residential (10) Residential in the Irregular 9.03 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate*</b>	<b>Demand</b>
149 residential units	100 gallons/capita/day	.037 MGD
(2.5 per capita)	<b>Net Change: +.035 MGD</b>	

\*City of Margate Code of Ordinances

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.**

See Exhibit G.



**B. Sanitary Sewer Analysis**

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

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

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

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

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

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

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

Design Capacity: 12.1 MGD

Permitted Operating Capacity 10.01 MGD

Current Demand: 6.519 MGD (October-December 2018)



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

<b>Current Land Use Plan Designation: Commercial/Recreation in the Irregular 7.6 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate</b>	<b>Demand</b>
Golf course with 19,000 sq. ft. building	.1 GPD/sq. ft.	.0028 MGD
<b>Proposed Land Use Plan Designation: Residential (10) Residential in the Irregular 9.03 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate</b>	<b>Demand</b>
149 residential units	250 GPD*	.037 MGD
	<b>Net Change: +.034 MGD</b>	

\*Source: City of Margate Code of Ordinances.

4. Correspondence from sanitary sewer 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.

See attached **Exhibit H**.

**C. Solid Waste Analysis**

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

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



2. **Identify the solid waste facilities 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 City doesn't own or operate any solid waste processing facilities. Instead the City has a franchise agreement with Waste Management for collection, processing, and disposal of the City's municipal waste and recyclables. The waste generated in the City is disposed of at the Wheelabrator South Broward Waste-to-Energy facility located in the City of Fort Lauderdale. This facility has a capacity to process approximately 840,000 tons of waste per year. The City's franchise agreement with Waste Management does not limit the amount of waste that can be processed at the facility.

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

<b>Current Land Use Plan Designation: Commercial/Recreation in the Irregular 7.6 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate</b>	<b>Demand</b>
Golf Course with 19,000 sq. ft. building	2 lbs./100 sq. ft./day	570 lbs./day
<b>Proposed Land Use Plan Designation: Residential (10) Residential in the Irregular 9.03 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate*</b>	<b>Demand</b>
149 Residential Units	8.9 lbs./unit/day	1326 lbs./day
	<b>NET CHANGE: +756 lbs./day</b>	

\* City of Margate Comprehensive Plan.



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.**

See Exhibit I.

**D. Drainage Analysis**

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

There are no City funded planned drainage improvements for the Subject Property.

**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 Subject Property. Identify the permit number(s), or application number(s) if the project is pending, for the Subject Property. If an applicant is not required to obtain a SFWMD permit, provide documentation of same.**

No application has been made to the local drainage districts. The onsite drainage system will be designed to meet all applicable levels of service standards and ensure that no storm water runoff spills onto adjacent property.



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 Subject Property, design storm elevation, natural and proposed land elevation, one (1) hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

The existing surface water management system for the Subject Property consists of series of water features constructed to provide drainage for the golf course. 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. The roads will have positive drainage through inlets and pipes discharging into the proposed lakes. An existing culvert is under Margate Boulevard that will be maintained and possibly extended to connect to the proposed lakes pending the final site plan design. The proposed pavement consists of 12' stabilized subgrade, 8" rock and 1-1/2" of asphalt surface. Typical road design will be based upon final site plan layout. A valley gutter curb on both sides of the street or an inverted crown roadway design will be used.

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. The system will be designed to recover their storage capacity within the appropriate regulatory timeframes.

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.**

See Exhibit J.



**E. Recreation and Open Space Analysis**

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

The 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.**

See **Exhibit K**, note that there are no known additional parks since 2019, and that inventory is included in this application; the applicant has also requested an updated confirmation from the City of the existing park inventory.

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

This analysis includes only the residential uses associated with the Proposed Amendment.

<b>Current Land Use Plan Designation: Commercial/Recreation in the Irregular 7.6 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate</b>	<b>Demand</b>
Golf course with 19,000 sq. ft. building	N/A	N/A
<b>Proposed Land Use Plan Designation: Residential (10) Residential in the Irregular 9.03 dashed line area (City)</b>		
<b>Development Intensity</b>	<b>Generation Rate*</b>	<b>Demand</b>
149 single-family (2.5 per capita)	3 ac/1000 population	372 persons 1.116 Acres
<b>NET CHANGE: +1.12 acres</b>		

\*City of Margate Comprehensive Plan and Broward County Planning Council

- 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 56,447 in 2020 and 66,641 in 2040. The certified open space tables indicate that



there are 248.6 acres of open space existing in the City that can be used to meet the adopted level of service. Based on these figures, the level of service would be 4.4 acres/1,000 population in 2020 and 3.7 acres/1,000 population in 2040 which exceeds the adopted level of service. Therefore, there are sufficient existing park and recreation areas in the City to accommodate the additional demand generated by the Proposed Amendment. The Applicant will provide community recreation facilities including a pool and clubhouse within the proposed development. In addition, the Applicant will pay applicable park impact fees that can be used by the City for park and recreation needs.

**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.*

The City has adopted a level of service standard of three (3) acres per 1,000 population, which is implemented through the goals, objectives and policies of the City's Comprehensive Plan and the City's Land Development Code, and mechanism by which a petitioner must demonstrate compliance with the requirements for open space, or in some cases may pay a fee to the City to mitigate a proposed development's impact on the City's park system. This land dedication or payment of impact fees is designed to maintain the City's adopted level of service. **Exhibit K** documents that the City has acquired and protected open space to serve the City's current and future needs at the adopted level of service. The City has preserved sufficient park acreage to serve the current population as well as the 2040 projected population without including the Margate Executive Golf Course as part of the City's park inventory.

The attached conceptual site plan is meant to communicate that the intended change of use can be accommodated, in terms of layout, within the project site, together with the provision of recreation and open space within the project site. All of these areas are identified on the Conceptual Master Plan. See **Exhibit L**.



*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.*

The County projects that the City's population will be approximately 56,447 in 2020 and 66,641 in 2040. Final census data is forthcoming at the time of this application, if census numbers become available this document will be updated accordingly. The provided open space tables indicate that there are 248.6 acres of open space existing in the City that can be used to meet the adopted level of service. Based on these figures, the level of service would be 4.4 acres/1,000 population in 2020 and 3.7 acres/1,000 population in 2040 which exceeds the adopted level of service.

There are sufficient existing park and recreation areas in the City to accommodate the additional demand generated by the proposed amendment, and as the project goes through the design review process with a site plan (as a future application to follow the land use plan amendment) the project will demonstrate compliance with open space and recreational elements as required by the Land Development Regulations of the City of Margate.

*a. 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.*

As referenced above, a final site plan has not been prepared at the time of this application, a conceptual site plan is provided for reference, final design will ensure that the project meets or exceeds the storm water design requirements from Broward County on behalf of the South Florida Water Management District in terms of pre-treatment and water quality as well as water storage requirements. Note that there is adjacency to an existing canal for outfall.



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

As referenced above, a formal site plan is not a part of this application, however please note that final design will include the evaluation of the size, location and health of the existing trees in an effort to minimize the number of trees removed from the Subject Property, incorporating as many of the existing trees as feasible into the site design. Any trees that are removed will be mitigated through the City's tree mitigation fees. The site plan will also conform to the City's landscape requirements and will provide the necessary open space and landscape materials required by City Code.

Currently the Subject Property contains contaminated soil from the golf course use, which will need to be addressed during a final design stage. Redevelopment, in this aspect, will be the impetus for cleanup that would not otherwise occur if a status quo condition were maintained.

*c. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment.*

A copy of a recent Phase I Environmental Site Assessment Report is attached as **Exhibit M**. 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.

*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 attached conceptual master plan demonstrates that interconnections can be provided to the surrounding development as well as the existing Margate Boulevard sidewalk network.

#### **F. Traffic Circulation Analysis**

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

Please see the attached exhibit M 'Transportation Analysis' enclosed in this report.



- 2. 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 pm 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 horizon.**

The trip generation potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition. Please see the attached Exhibit 'M' which is the Transportation Analysis for the project looking at the net increase in trips based on the requested land use plan amendment.

Note that the land use designations differ between Broward County and the City of Margate. Broward County's proposed land use designation allows for 8.6 units per acre while the City's proposed land use designation allows for 10.0 units per acre. Therefore, to provide a conservative analysis, the higher density of 10.0 units per acre was used for the proposed land use designation's trip generation. The site trip generation potential under existing and proposed conditions was evaluated utilizing ITE LUC 220 (Multifamily Housing [Low-Rise]).

A multimodal (public transit, bicycle, and pedestrian) factor of 7.8 percent (7.8%) was applied based on US Census *Means of Transportation to Work* data for the census tract in the vicinity of the project site. The multimodal factor was applied to the trip generation calculations to account for the environment in which the project site is located. It is expected that some residents, and guests will choose to walk or use public transit to and from the development.

The proposed amendment is expected to generate 95 net new P.M. peak hour trips (60 entering and 35 exiting). A summary of the trip generation rates and calculations is presented in the enclosed **Exhibit Q**.

- 1. Provide any transportation studies relating to this amendment, as desired.**

No supplemental studies are being provided at this time.



**A. Mass Transit Analysis**

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

*Existing Broward County Bus Transit Service (See Exhibit S attached providing additional information, summarized below)*

- Broward County Transit (BCT) Route 42 operates on Atlantic Boulevard linking Coral Ridge Drive and A1A. It makes stops at Coral Square Mall, Walmart Supercenter, Fern Forest Nature Center, Isle Casino Racing Pompano Park, Northeast Transit Center, and Pompano Fishing Pier. Route 42 operates with approximately 46-minute headways during the P.M. peak period.

*Existing Community Shuttle Transit Service*

- Margate Route AS operates on Atlantic Boulevard linking Holiday Springs Shopping Center and Lakewood Plaza. It makes stops at Peppertree Plaza, NW Medical Center, Margate Terminal, Lakewood Plaza, Palm Lakes Plaza, and Holiday Springs Center. Route AS operates with approximately 60 to 70-minute headways.
- Margate Route C operates on Atlantic Boulevard, NW 76<sup>th</sup> Avenue, Margate Boulevard, and NW 80<sup>th</sup> Avenue linking Holiday Springs Shopping Center and Palm Lakes Plaza. It makes stops at Margate Terminal, Palm Lakes Plaza, Coral Square Mall, and Holiday Springs Center. Route C operates with approximately 60-minute headways.
- Margate Route D operates on Atlantic Boulevard linking Margate Terminal, Oakland Hills, and Palm Lakes Plaza. It makes stops at Margate Terminal, Oakland Hills, Palm Lakes Plaza, and Lakewood Plaza. Route D operates with approximately 60-minute headways.

*Planned Mass Transit Routes*

- No routes are planned within one-quarter mile of the amendment area (see confirmation of the same in Exhibit S)

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

It is anticipated that the proposed development will support mass transit use as it is located within ¼ mile of one (1) existing BCT bus route and three (3) existing community shuttle routes. It is expected that a portion of residents and guests will choose to use public transit to and from the proposed redevelopment.

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



A copy of correspondence with BCT is presented as **Exhibit S**.

H. Public Education Analysis

**1. Public School Impact Application.**

The public-school impact application is attached as requested. See **Exhibit O and P**. At the time this application is transmitted to the Planning Council, as is the custom, Planning Council staff will transmit the public-school impact application to the School Board of Broward County ("School Board") with the appropriate fee.

**2. Associated Fee.**

The associated fee has been paid.

**6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Based on the analysis of the natural and historic features of the Subject Property, the Applicant believes that the land is suitable for residential development.

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

The Subject Property is utilized as a golf course. The Subject 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 Subject Property.

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

Based upon a 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 Subject Property.

**C. Wetlands.**

According to the current Broward County Wetlands Map there are no wetlands on the Subject Property. An environmental assessment of the Subject Property was conducted, and the results concluded that there are currently depressional areas with wetland characteristics totaling approximately 0.82 acres and approximately 1.76 acres of surface waters. If, after further investigation, it is determined that wetlands exist on the Subject Property, appropriate mitigation will be determined during the permitting process.



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

There are no designated Local Areas of Particular Concern (LAPC's) located on, or adjacent to, the Subject Property.

**Priority Planning Area Map and Broward County Land Use Plan Policy**

**A.03.05 regarding sea level rise.**

According to the map published by Broward County dated May 1, 2013, the Subject Property is not located in a Priority Planning Area.

**E. "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.**

Per FWC guidelines, the applicant acknowledges that while there are existing burrows, whose occupancy fluctuates seasonally, prior to formal development work associated with a site plan, a burrowing owl survey will be conducted and, assuming this species is identified, a burrowing owl relocation permit will be applied for following FWC guidelines. if any other state or federally listed species are found within the project site during the survey, coordination and potential permitting will be conducted as required'

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

**G. Wellfields – Indicate whether the amendment is located within a wellfield protection zone (1) of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone (1) and any provisions which will be made to protect the wellfield.**

According to the Broward County Wellfield Map, the Subject Property is not located within a wellfield zone of influence.

**H. 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, mitigation will be conducted to remove any contamination 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.

**I. Beach Access – Indicate if the Subject Property fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The Subject 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.**

Please see the attached Affordable Housing Study enclosed as Exhibit ‘T’.

**8. 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 area north and south of Margate Boulevard between Rock Island Road on the east and the City limits on the west has some of the highest density residential development in the City. For example, there are several residential developments in this area that have residential densities of 16 dwelling units per acre and some are as high as 20 dwelling units per acre. Given the overall character of the area, as reflected by the land use plan designations, the requested R(10) dwelling units per acre on the Subject Property is compatible with the residential densities in the area.



The Proposed Amendment will result in a residential development with recreation amenities. Surrounding uses include townhouse units and a multi-story condominium development to the east. This same condominium development wraps around the south and west of the Subject Property. A single-family residential development is also located to the west of the Subject Property and multi-story residential condominiums are located to the north. The area has a variety of dwelling unit types and the introduction of a residential development will not be contrary to the character of the area. The condominium development that is located adjacent to three sides of the Subject Property is designated Residential (17) on the City Land Use Plan and it is located adjacent to the same single family and townhouse development that adjoin the Subject Property. Therefore, the Proposed Amendment is consistent and compatible with those properties that are immediately adjacent.

The proposed Conceptual Master Plan for the Subject Property is provided as **Exhibit L**. The Applicant has included buffers and open space areas within the Conceptual Master Plan that will benefit the existing and proposed residents in the community. The buffer proposed along the northern boundary which consists of passive open space including benches and shade trees will provide and open space for residents and improve the pedestrian experience for those who are use Margate Boulevard.

## **9. HURRICANE EVACUATION ANALYSIS**

**(Required for those land use plan amendments located in a hurricane evacuation zone (1) 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, availability of hurricane shelter spaces, and 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.**

According to the Broward County Emergency Evacuation Map, the Subject Property is not located within an evacuation zone. The proposed development is anticipated to have an insignificant impact to the overall hurricane evacuation clearance time of Broward County. Based on assumptions published in the Regional Evacuation Transportation Analysis – 2013 Update and Florida Statewide Regional Evacuation Study Project – November 2010 published by the South Florida Regional Planning Council, the increase to the hurricane evacuation clearance time caused by the proposed 180 residential units should be minimal, given that hurricane evacuation time could be in excess of 20 hours.



**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 Subject Property not located within a Community Redevelopment Area.

**11. INTERGOVERNMENTAL COORDINATION**

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

The Subject Property is not located adjacent to any other municipality.

**12. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

The Proposed Amendment is consistent with the regional strategy of promoting “Smart Growth”. According to the website [www.smartgrowth.org](http://www.smartgrowth.org), funded by the United States EPA Office of Sustainable Communities, authored by the Maryland Department of Planning, there are several long term advantages to the following strategies:

- Creating a Range of Housing Opportunities and Choices: recognizing that ‘no single type of housing can serve the varied needs of today’s households’ the integration of additional multi-family housing options supports a more diverse population, allowing all households to locate and pursue their own niche within the community of Margate.
- Directing Growth toward Existing Communities: where infrastructure already exists, including utilities, roadway networks, bus routes, and commercial development, infill development is an efficient means to increase the tax base, provide housing opportunities closer to the place of employment, or near to loved ones who may live in an age restricted (55 and older) community.

The Subject Property is a failing golf course that is in need of redevelopment as are the commercial centers along Margate Boulevard. The Development Plan proposes 200 residential units in an area where public facilities exist and have capacity to accommodate the additional impact of the Proposed Amendment. The Proposed Amendment also supports Smart Growth by placing additional dwelling units that are needed to accommodate future population growth in an area that is currently served by three (3) transit routes. In addition, the proposed development will help to provide new patrons in the area that could help to promote additional redevelopment of commercial centers in the area.



Specifically, the Proposed Amendment is consistent with the following policies of the County Land Use Plan:

**POLICY 2.1.1** Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability and livability.

**POLICY 2.1.2** The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

**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.

**POLICY 2.14.7** Broward County and its local governments shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County.

**13. ADDITIONAL SUPPORT DOCUMENTS**

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

An opinion letter from the School Board of Broward is provided as **Exhibit O**, a supplemental noise study provided as **Exhibit U**.

**B. Any proposed voluntary mitigation or draft agreements.**

None provided.

**14. PLAN AMENDMENT COPIES**

**A. 3 hard and 10 digital copies and 10 digital copies for the BCPC. (Please include additional copies if Subject Property is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.**

To be provided after sufficiency review.

**B. 1 hard and 10 digital copies of the corresponding local land use plan amendment application, if transmitting concurrent to DEO, including transmittal letter from municipality to DEO.**

To be provided prior to transmittal to DEO.



# EXHIBIT A

## Gross Acreage Letter



August 23, 2021

*Via Email Only*

Mark T. Rickards, AICP  
Kimley-Horn & Associates, Inc.  
1615 South Congress Avenue, Suite 201  
Delray Beach, Florida 33445

Dear Mr. Rickards:

**Subject: Acreage Determination (Margate Executive Golf Course)**

This letter is in response to your request of August 9, 2021, to update the acreage determination previously issued by our office on January 31, 2019 for a parcel generally located west of Northwest 76 Avenue, between Margate Boulevard and Atlantic Boulevard, in the City of Margate.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 104.4 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Parcel A	71.4	Irregular Residential
Parcel B	0.4	Irregular Residential
Parcel C	4.2	Commerce
Parcel D	20.8	Recreation and Open Space
<b>NET ACRES</b>	<b>96.8</b>	
Right-of-Way A	5.9	Irregular Residential
Right-of-Way B	0.2	Irregular Residential
Right-of-Way C	1.0	Commerce
Right-of-Way D	0.5	Recreation and Open Space
<b>RIGHT-OF-WAY ACRES</b>	<b>7.6</b>	
<b>TOTAL GROSS ACRES</b>	<b>104.4</b>	

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.



**Mark T. Rickards**  
**August 23, 2021**  
**Page Two**

In the case of the referenced lots, Planning Council staff has calculated the gross acreage based on the size of the parcels, and the adjacent Margate Boulevard, Atlantic Boulevard and Northwest 76 Avenue rights-of-way.

Planning Council staff notes that this calculation is based on the information that you provided and that the information provided should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

Please note that the \$337.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding Broward County Land Use Plan amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact me or Dawn Teetsel, of Planning Council staff.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DBT  
Attachment

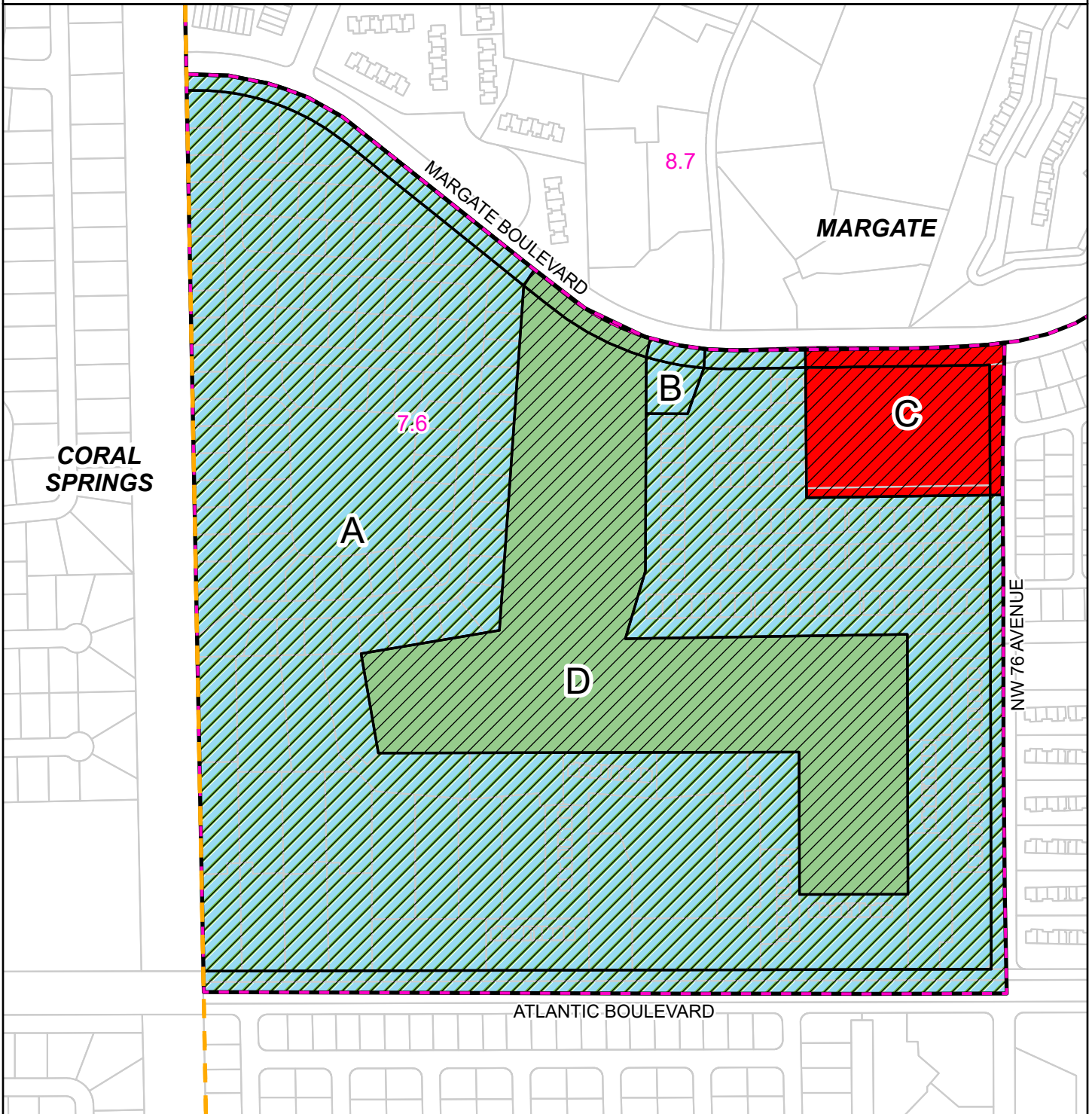
cc/email/att: Cale Curtis, City Manager  
City of Margate








Elizabeth Taschereau, Director, Development Services  
City of Margate





# Broward County Land Use Plan Acreage and Land Use Confirmation



- |  |   |
|--|---|
|  Subject Site       |  Irregular Residential     |
|  Municipal Boundary |  Commerce                  |
|  Dashed-Line Area   |  Recreation and Open Space |
|  Parcels            |   |

**Total Gross Acres = 104.4**

AD 21-008 Rickards Margate  
Acreage Determination

400 200 0 400 Feet





## EXHIBIT B

### Existing Dwelling Unit Confirmation

**Re: GIS Data - Margate Executive**

John Shelton <jshelton@margatefl.com>

Sent: Mon 1/14/2019 12:41 PM

To: Cynthia Pasch

Cynthia,

I found 742 dwelling units in the area you described. This includes condo and/or apartment units...



**John Shelton, GISP**

GIS Coordinator

City of Margate, Department of Environmental & Engineering Services

901 NW 66th Avenue, Suite A

Margate, FL 33063

[jshelton@margatefl.com](mailto:jshelton@margatefl.com)

Phone: (954) 972-0828 ext. 208

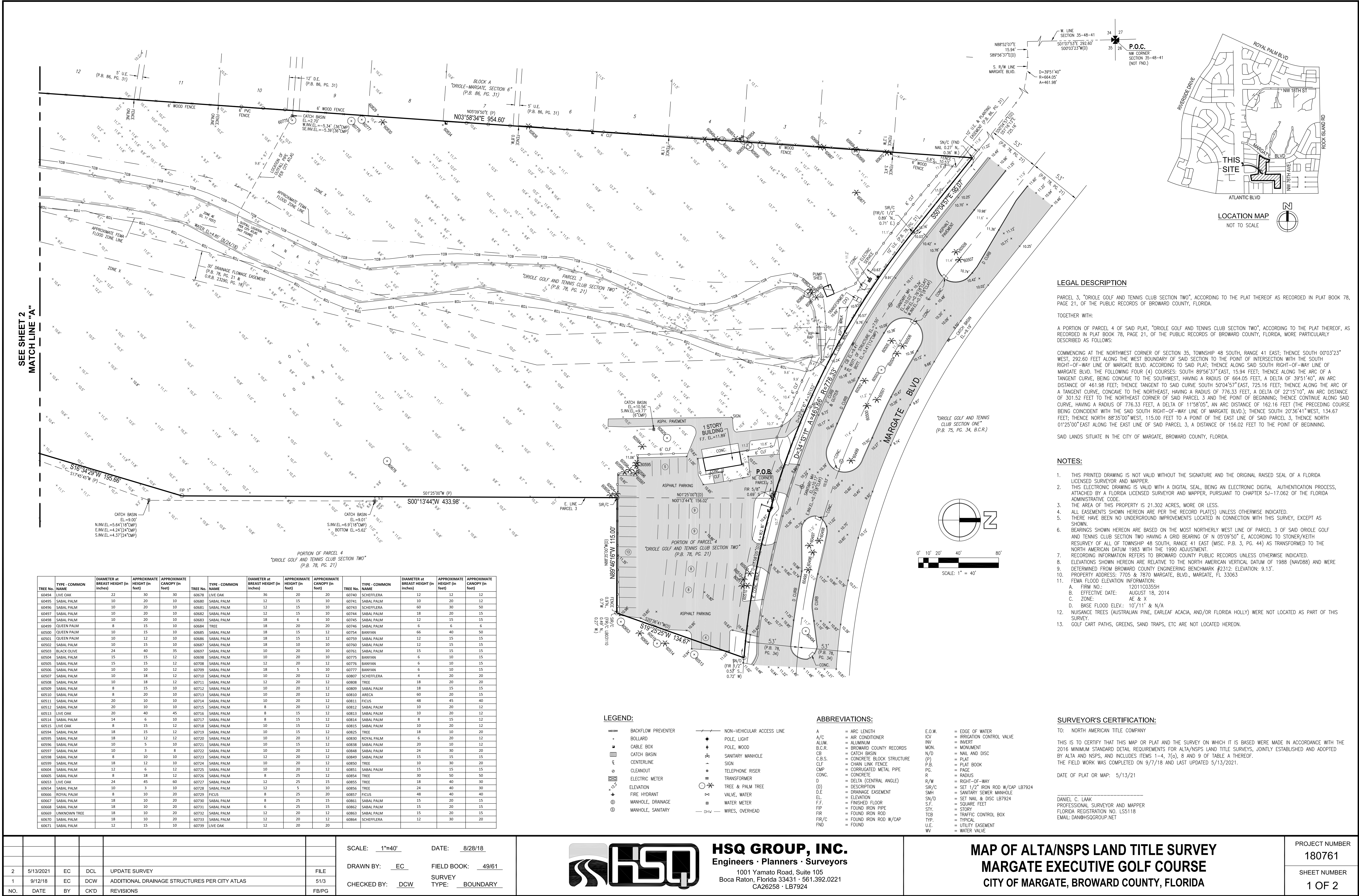
Fax: (954) 978-7349



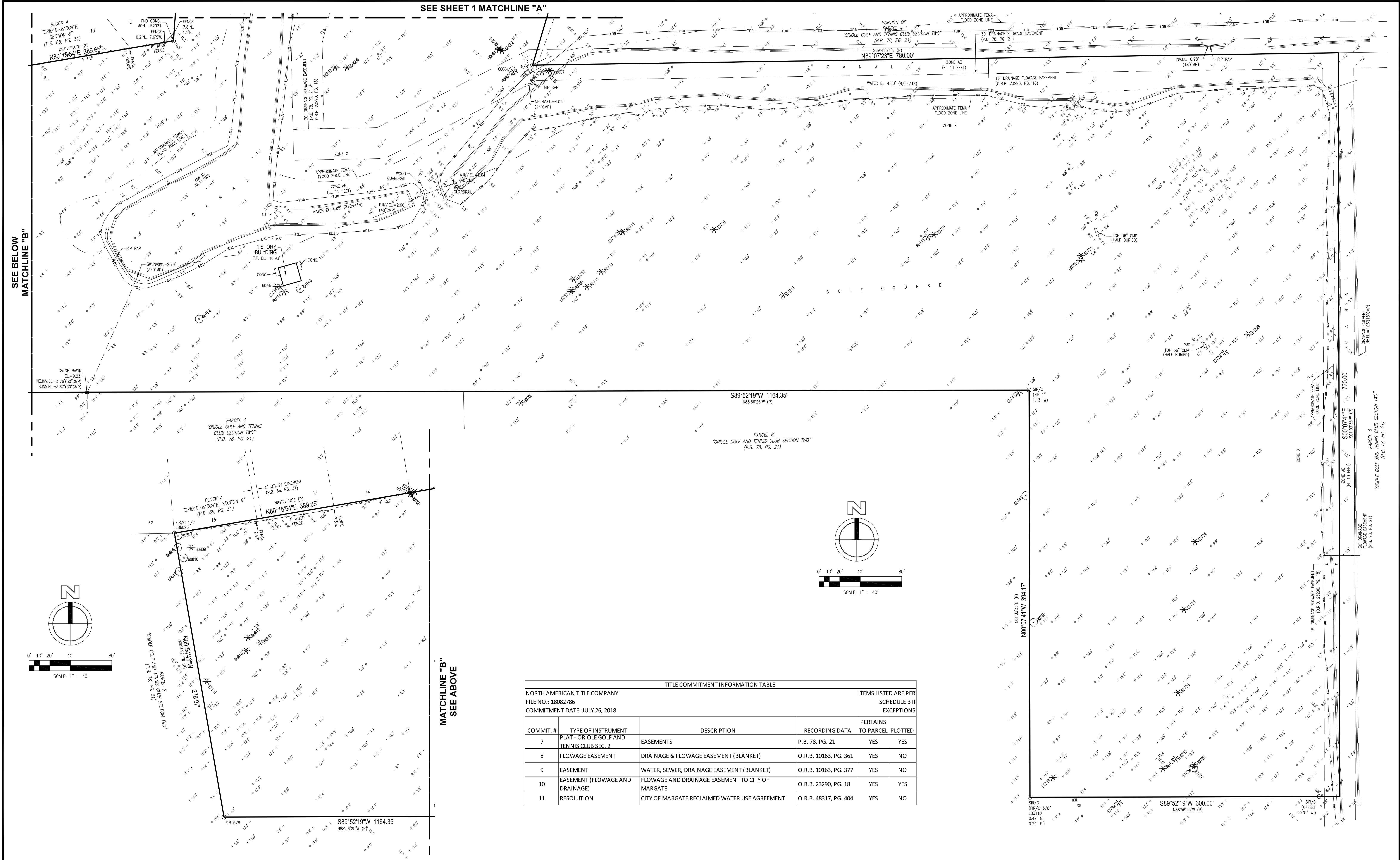
# **EXHIBIT C**

Survey of Subject Property









TITLE COMMITMENT INFORMATION TABLE					ITEMS LISTED ARE PER SCHEDULE B II EXCEPTIONS
NORTH AMERICAN TITLE COMPANY FILE NO.: 18082786 COMMITMENT DATE: JULY 26, 2018					
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	PERTAINS TO PARCEL	PLOTTED
7	PLAT - ORIOLE GOLF AND TENNIS CLUB SEC. 2	EASEMENTS	P.B. 78, PG. 21	YES	YES
8	FLOWAGE EASEMENT	DRAINAGE & FLOWAGE EASEMENT (BLANKET)	O.R.B. 10163, PG. 361	YES	NO
9	EASEMENT	WATER, SEWER, DRAINAGE EASEMENT (BLANKET)	O.R.B. 10163, PG. 377	YES	NO
10	EASEMENT (FLOWAGE AND DRAINAGE)	FLOWAGE AND DRAINAGE EASEMENT TO CITY OF MARGATE	O.R.B. 23290, PG. 18	YES	YES
11	RESOLUTION	CITY OF MARGATE RECLAIMED WATER USE AGREEMENT	O.R.B. 48317, PG. 404	YES	NO

				SEE SHEET 1	
NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=40'                      DATE: 8/28/18

DRAWN BY: EC                      FIELD BOOK: 49/61

CHECKED BY: DCW                      SURVEY  
TYPE: BOUNDARY



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

**MAP OF ALTA/NSPS LAND TITLE SURVEY  
MARGATE EXECUTIVE GOLF COURSE  
CITY OF MARGATE, BROWARD COUNTY, FLORIDA**

PROJECT NUMBER  
180761

---

SHEET NUMBER  
2 OF 2



## EXHIBIT D

Location Map of Subject Property

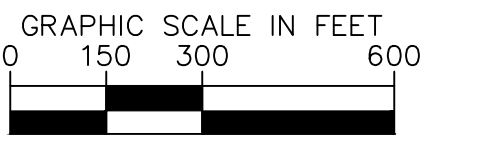
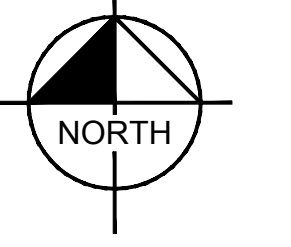




# EXHIBIT E

Location Map of Dashed Line Area





LOCATION MAP



## EXHIBIT F

### Existing Uses





## EXHIBIT G

### Potable Water Service Letter

\*Letter requested from City, pending response.



## EXHIBIT H

### Sanitary Sewer Service Letter

\*Letter requested from City, pending response.



# EXHIBIT I

## Solid Waste Service Letter

\*Letter requested from City, pending response.



# EXHIBIT J

## Drainage Service Letter





Environmental Protection and Growth Management Department  
ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION  
Surface Water Management Program  
1 North University Drive, Mailbox 201 • Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

December 7, 2018

Jay Huebner, P.E.  
HSQ Group, Inc.  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431

**Subject: Margate Executive Golf Course (1604-27)**

Dear Mr. Huebner:

This letter is in response to your request for acknowledgement regarding the meeting held on October 7, 2018 to discuss the possible development of the existing golf course located on Margate Boulevard within property with folio No. 484135050030. A detail response to your questions is provided below.

1. The developer wishes to process a land use plan amendment and site plan approval in the future to construct a townhouse community. Based upon our initial site drainage review, the adjacent properties historically flow through the site and into the on-site canals. The proposed development will maintain those flows and a pre-development versus post-development drainage analysis together with current Broward County and South Florida Water Management District criteria with water quality requirements will be incorporated into the proposed design to insure proper stormwater management system is in place.

*Response: The County Surface Water Management Licensing Program could issue a license/permit for the proposed project if documentation is provided to demonstrate that the proposed project is in compliance with the Broward County Code of ordinances Chapter 27, Article V and South Florida Water Management District requirements F.A.C. 62-330.*

*The following will be required:*

- a. *The relocation of the drainage easements (located along the existing canal within the property and the blanket easement allowing the adjacent properties to discharge into the golf course site) must be authorized by the beneficiary of the easements.*
- b. *Copy of the recorded easement relocation must be provided.*
- c. *A stormwater analyses demonstrating the proposed project will provide water quality treatment prior to discharging stormwater runoff into the existing (or relocated) canal system.*
- d. *An additional stormwater analyses will be required specifically to demonstrate that the proposed project will not cause adverse drainage impacts (water quantity) upstream and downstream of the proposed project.*
- e. *Additional information may be requested upon review.*

Broward County Board of County Commissioners  
[www.broward.org](http://www.broward.org)

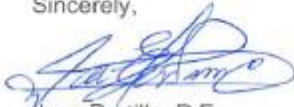


2. The existing golf course is currently platted and will require to be re-platted by the City. The plat has an existing 30' wide drainage/ flowage easement over the existing drainage canals on the site. There are also blanket drainage easements allowing the adjacent properties to discharge into the golf course site. These easements will need to be vacated and replaced with new easements located over the proposed drainage system.

*Response: Please see response to question No. 1 above.*

If you have any questions please contact me at (954) 519-1243 or [jportillo@broward.org](mailto:jportillo@broward.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Jose Portillo", is written over a horizontal line.

Jose Portillo, P.E.  
Surface Water Management Licensing Program



# EXHIBIT K

## Municipal Park Summary



PARK NAME	GROSS ACREAGE
Holiday Springs Rec Facility	7.526
Peninsula at Coral Bay	1.062
Kaye Stevens Park	3.721
Centennial Park	5.296
Calypso Cove at Royal Palm Park	4.589
Paradise Gardens 2 Rec Facility	1.19
Paradise Gardens 3 Rec Facility	2.312
David Park	6.901
Margate Middle School (Parks)	13.666
Southgate Park	1.845
Southeast Park	11.117
Oakland Hills Rec Facility	3.259
Serino Park	1.715
Lakewood on the Green Rec Facility	3.051
Coral Gate Park	4.591
Winfield Park	2.327
Paradise Gardens 1 Rec Facility	2.344
The Laurels Rec Facility	0.798
Vinson Park	7.744
Coral Cay Rec Facility	6.669
Margate Elementary (Park)	0.921
Paradise Gardens 4 Rec Facility	3.537
Townhomes of Oriole Rec Facility	1.23
Firefighters Park	11.842
North and South Bay Park (less wetlands)	7.529
Oriole Park/Margate Marina	17.319
Margate Sports Complex	12.036
Legacy Park	0.338
Greenwald Park	0.129
<b>TOTAL</b>	<b>146.604</b>

GOLF COURSE NAME	GROSS ACREAGE
Carolina (18 holes)	151.822
Oriole - Margate (18 holes)	126.248
Oriole - Executive (9 holes)	21.3
Palm Lakes (9 holes) [closed]	18.1
<b>TOTAL</b>	<b>317.47</b>

PRIVATE RECREATIONAL AREA	GROSS ACREAGE
Merrick Rec Area	0.167
Monte Carlo Rec Area	0.487
Aztec Rec Area	4.388
Coconut Key Rec Area	0.6
Colonies West Rec Area	3.284
Colonies East Rec Area	2.53
The Courtyards Rec Area	0.974
Coral Gate Rec Area	3.759
The Falls Rec Area	1.007
Holiday Springs Rec Area	6.432
The Lakes Rec Area	1.051
Lakewood on the Green Rec Area	3.69

RECERTIFIED: 1-27-11  
EFFECTIVE: 1-27-11

RECERTIFIED: 12-9-10  
EFFECTIVE: 12-9-10



The Laurels Rec Area	0.963
Oakland Hills Rec Area	2.515
Palm Lakes Rec Area	0.68
Royal Park Gardens Rec Area	2.831
Woodlake Isles Rec Area	1.014
TOTAL	36.372

CONSERVATION AREAS	GROSS ACREAGE
Juniper Glenn Wetlands	1.05
A.L. Wetlands	1.54
Merrick Preserve Wetlands	7.995
South Bay Park Wetlands	1.692
Fern Forest	24.602
Newth Plat Wetlands	1.23
TOTAL	38.109

LEVEL OF SERVICE DETERMINATION: PARKS AND RECREATION - 2025 FORECAST			
TYPE OF FACILITY	TOTAL ACREAGE	%	AC. APPLIED
Community, local, mini parks	146.604	100%	146.604
Golf Courses	317.47	15%	27.515
Private Recreational Facilities	36.372	100%	36.372
Conservation Areas	38.109	100%	38.109
		TOTAL	248.600

Estimated 2010 Population (52,995) x 3 ac/1,000 pop. = 158.985 acres (surplus of 109.72 acres)

Forecast 2015 Population (55,171) x 3 ac/1,000 pop. = 165.513 acres (surplus of 103.19 acres)

Forecast 2020 Population (57,838) x 3 ac/1,000 pop. = 173.514 acres (surplus of 95.19 acres)

Forecast 2025 Population (61,146) x 3 ac/1,000 pop. = 183.438 acres (surplus of 85.268 acres)

15% of total level of service requirements may be achieved by golf courses. Therefore 15% of the projected 183.438 acres required in 2025, equaling 27.5157 is used in the above table.



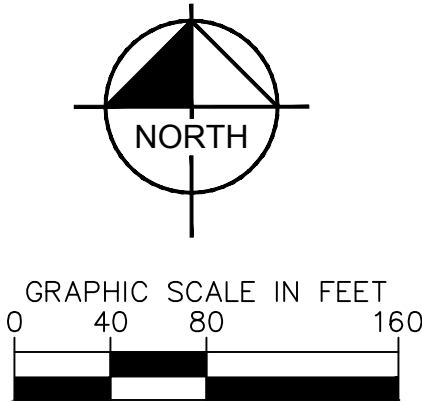
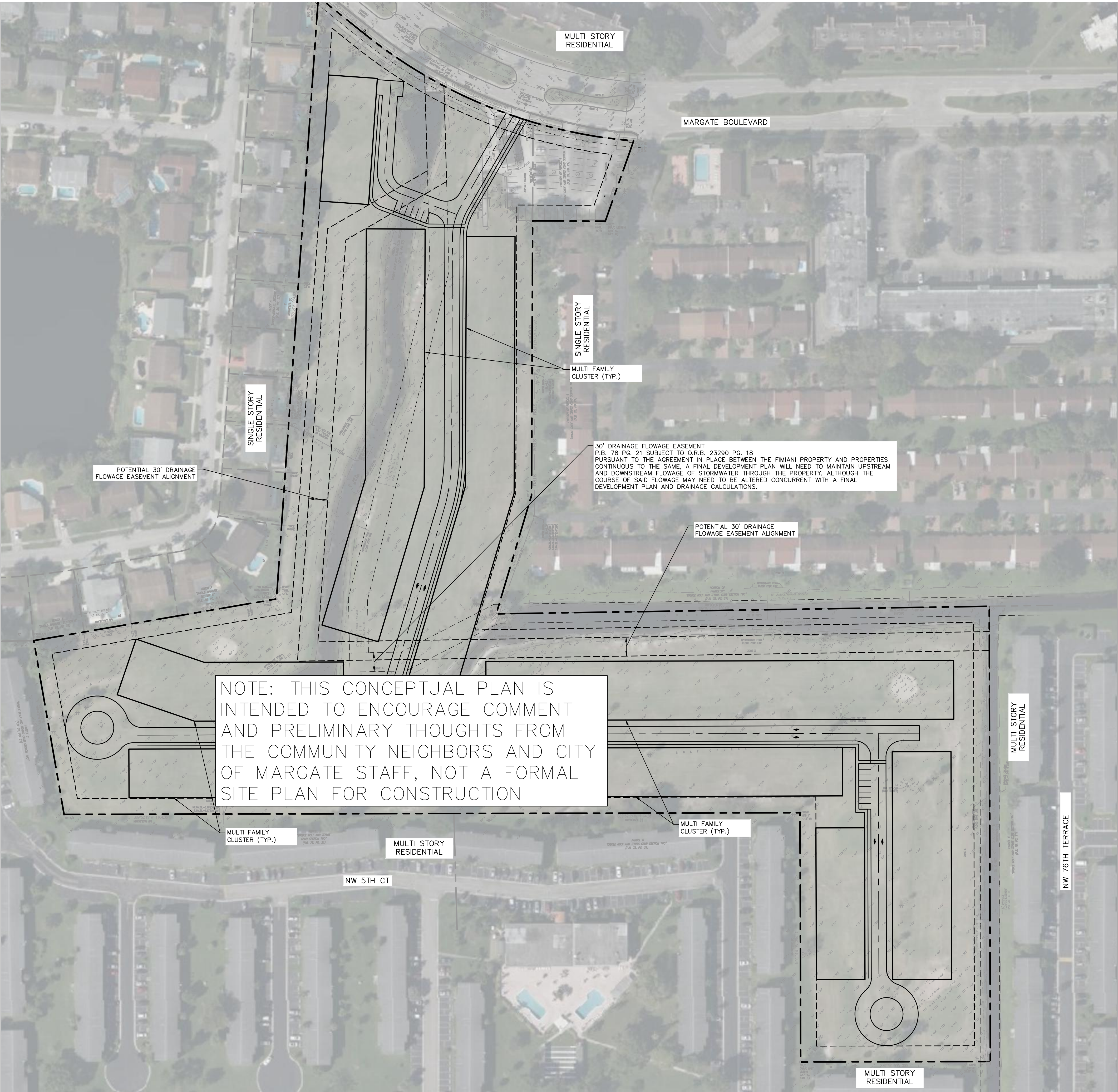
# **EXHIBIT L**

## **Proposed Conceptual Master Plan**



Plotted By: Fonseca, Rafael Sheet Set: SPRINGDALE VILLAGE Layout: C-100 SITE PLAN September 23, 2021 10:24:42am \\kimley-horn.com\FL\_BCD\BCD\_Civil\145991200 - Margate Executive Golf\CAADD\PlanSheets\C-100 SITE PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE: THIS CONCEPTUAL PLAN IS INTENDED TO ENCOURAGE COMMENT AND PRELIMINARY THOUGHTS FROM THE COMMUNITY NEIGHBORS AND CITY OF MARGATE STAFF, NOT A FORMAL SITE PLAN FOR CONSTRUCTION

SITE DATA

CURRENT LAND USE: CR COMMERCIAL RECREATION  
PROPOSED ZONING: R-3  
PROPOSED LAND USE: R(10)  
PROPOSED USE: 200 RESIDENTIAL UNITS  
TOTAL AREA: 21.302 ACRES  
DENSITY: 200 UNITS 21.302 AC. = 9.39 DU/AC

NOTE: GARBAGE COLLECTION WILL BE CURBSIDE.

SPRINGDALE VILLAGE PREPARED FOR FIMIANI	MUNICIPALITY	STATE	CONCEPTUAL SITE PLAN	KHA PROJECT PROJ. # DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	LISCENSED PROFESSIONAL LIC. PROF. 1 STATE LICENSE NUMBER LIC. PROF. 1 # DATE: ---	Kimley»Horn © 2010 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 00000696	REVISIONS		BY
							No.	DATE	
SHEET NUMBER C-100									



# **EXHIBIT M**

## **Transportation Study**





August 26, 2021

**Re: Margate Executive Golf Course**

To Whom It May Concern:

Kimley-Horn was retained to prepare the Traffic Circulation Analysis and Mass Transit Analysis associated with the Margate Executive Golf Course Application for Amendment to the City of Margate Land Use Plan. The analysis was prepared in accordance with the guidelines/requirements published by Broward County Planning Council (BCPC).

If you have any questions regarding the analyses, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Omar Kanaan".

Omar Kanaan, P.E.



## A. Traffic Circulation Analysis

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

Major roadways serving the amendment site include:

- SR-814/Atlantic Boulevard
- Margate Boulevard
- Rock Island Road

The level of service (LOS) standards maintained by Broward County and the City of Margate are summarized below in Table 1 and Table 2.

### ***Broward County***

The amendment site is located within the North Central Concurrency District which is subject to the provisions of the Broward County Transportation Concurrency System. Therefore, the level of service standard determined by the Broward County Development Review Services was considered for this analysis. The level of service standard for all roadways within the impact area is LOS D for long range planning purposes.

### ***City of Margate***

The City of Margate recognizes the County's LOS D standards in their adopted Comprehensive Plan. In addition, the level of service standard, corresponding service volumes, existing (2019) peak hour volume and existing (2019) level of service for the surrounding roadway network are summarized in Table 3. Note that existing (2019) traffic volumes utilized in the analysis represent the latest available traffic volumes from the Broward County Metropolitan Planning Organization's (MPO) *Level of Service Spreadsheet-2019*.

<b>TABLE 1: EXISTING (2019) PEAK HOUR CONDITIONS LOS ANALYSIS</b>					
<i>Roadway</i>	<i>Segment</i>	<i>Laneage</i>	<i>Maximum Service Volume</i>	<i>2019 Peak Hour Volume</i>	<i>2019 LOS</i>
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	3,943	C
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	5,083	F
Margate Boulevard	E of NW 80 <sup>th</sup> Avenue	4LA	2,628	418	C
Rock Island Road	N of Southgate Boulevard	4LA	3,401	3,990	F
Rock Island Road	N of Atlantic Boulevard	4LA	3,401	2,993	C



2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizons. Please utilize average daily and P.M. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

The projected level of service for the short-term (i.e., 2025) planning horizon was determined using linear interpolation of the currently available existing (2019) peak hour volumes and the long-term (2040) peak hour volumes to obtain the short-term peak hour volume. Once the interpolated values were obtained, FDOT's 2020 *Quality/Level of Service Handbook* was used to find the appropriate level of service volume thresholds. The level of service for the short-term planning horizon is summarized in Table 2.

Long-term (2040) projected level of service was determined using 2040 traffic volume forecasts obtained from the Broward County MPO's *Level of Service Spreadsheet-2019*. The level of service for the long-term planning horizon is summarized in Table **TABLE 3**.

<b>TABLE 2: SHORT-TERM (2025) PEAK HOUR CONDITIONS LOS ANALYSIS</b>						
<i>Roadway</i>	<i>Segment</i>	<i>Laneage</i>	<i>Maximum Service Volume</i>	<i>Growth Rate</i>	<i>2025 Peak Hour Volume</i>	<i>2025 LOS</i>
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	1.36%	4,266	C
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	-1.09%	4,752	F
Margate Boulevard	E of NW 80 <sup>th</sup> Avenue	4LA	2,628	-1.73%	375	C
Rock Island Road	N of Southgate Boulevard	4LA	3,401	0.25%	4,050	F
Rock Island Road	N of Atlantic Boulevard	4LA	3,401	0.23%	3,034	C

<b>TABLE 3: LONG-TERM (2040) PEAK HOUR CONDITIONS LOS ANALYSIS</b>					
<i>Roadway</i>	<i>Segment</i>	<i>Laneage</i>	<i>Maximum Service Volume</i>	<i>2040 Peak Hour Volume</i>	<i>2040 LOS</i>
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	5,073	C
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	3,924	D
Margate Boulevard	E of NW 80 <sup>th</sup> Avenue	4LA	2,628	266	C
Rock Island Road	N of Southgate Boulevard	4LA	3,401	4,199	F
Rock Island Road	N of Atlantic Boulevard	4LA	3,401	3,135	C



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 pm 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 horizon.**

The trip generation potential for the amendment site was calculated using rates reported by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition. The existing land use designation allows for a maximum of 7.6 units per acre on the 104.4-acre site resulting in 793 residential units. The proposed land use designation allows for a maximum of 10.0 units per acre on the 104.4-acre site resulting in 1,044 residential units.

Note that the land use designations differ between Broward County and the City of Margate. Broward County's proposed land use designation allows for 9.03 units per acre while the City's proposed land use designation allows for 10.0 units per acre. Therefore, to provide a conservative analysis, the higher density of 10.0 units per acre was used for the proposed land use designation's trip generation. The site trip generation potential under existing and proposed conditions was evaluated utilizing ITE LUC 220 (Multifamily Housing [Low-Rise]).

A multimodal (public transit, bicycle, and pedestrian) factor of 7.8 percent (7.8%) was applied based on US Census *Means of Transportation to Work* data for the census tract in the vicinity of the project site. The multimodal factor was applied to the trip generation calculations to account for the environment in which the project site is located. It is expected that some residents, and guests will choose to walk or use public transit to and from the development.

The proposed amendment is expected to generate 95 net new P.M. peak hour trips (60 entering and 35 exiting). A summary of the trip generation rates and calculations is presented in Table 4. Detailed trip generation calculations are presented as **Exhibit H**.

<b>TABLE 4: P.M. PEAK HOUR TRIP GENERATION</b>			
<b>Land Use Code</b>	<b>ITE Code</b>	<b>Existing (793 dwelling units)</b>	<b>Proposed (1,044 dwelling units)</b>
Multifamily Housing (Low-Rise)	220	344	439
<b>Net New Trips</b>		<b>95</b>	

Source: ITE *Trip Generation Manual*, 10<sup>th</sup> Edition.

External amendment traffic was distributed to the surrounding roadway network based on a select zone analysis performed utilizing the Florida Standard Urban Transportation Model Structure (FSUTMS) Southeast Regional Planning Model (SERPM).



It is expected that 27 percent (27%) of project traffic will access the site to/from the north, 23 percent (23%) of project traffic will access the site to/from the south, 20 percent (20%) of project traffic will access the site to/from the east, 30 percent (30%) of project traffic will access the site to/from the west, . The FSUTMS SERPM output of the external amendment traffic distribution is contained in **Exhibit I**.

Impacts to the surrounding roadway network were evaluated to identify specific links that would be both significantly and adversely impacted as a result of the increase in project traffic associated with the proposed land use plan amendment. Links were considered to be significantly impacted if the proposed land use amendment contributed net new external trips in excess of 3.0 percent (3.0%) of the roadway's maximum service volume reported in the Broward County MPO's *Level of Service Spreadsheet-2019*. This approach is consistent with the current methodology for impact determination used by the Broward County Planning Council. Significantly impacted links were considered to be adversely impacted when the total traffic volume reported for the horizon year exceeded the maximum service volume reported for the appropriate level of service standard. The short-term (2025) and long-term (2040) analyses are summarized in Tables 10 and 11.

Based on the short-term (2025) and long-term (2040) analyses, Margate Boulevard, east of NW 80<sup>th</sup> Avenue was determined to be significantly impacted by the development. However, note that the roadway segment is not adversely impacted as it is expected to operate at LOS C with the amendment.



TABLE 10: SHORT-TERM (2025) PEAK HOUR SIGNIFICANCE CALCULATIONS												
Roadway	Segment	Laneage	Maximum Service Volume	Growth Rate	2025 Peak Hour Volume	LOS	% Assignment	Trips	% Impact	Significant Impact	2025 Peak Hour Volumes with Proposed Amendment	LOS
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	1.36%	4,265	C	40%	38	0.7%	No	4,303	C
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	-1.09%	4,751	F	18%	17	0.4%	No	4,768	F
Margate Boulevard	E of NW 80 <sup>th</sup> Avenue	4LA	2,628	-1.73%	375	C	100%	95	3.6%	Yes	470	C
Rock Island Road	N of Southgate Boulevard	4LA	3,401	0.25%	4,050	F	22%	21	0.6%	No	4,071	F
Rock Island Road	N of Atlantic Boulevard	4LA	3,401	0.23%	3,034	C	25%	24	0.7%	No	3,058	C
TABLE 11: LONG-TERM (2040) PEAK HOUR SIGNIFICANCE CALCULATIONS												
Roadway	Segment	Laneage	Maximum Service Volume	Growth Rate	2040 Peak Hour Volume	LOS	% Assignment	Trips	% Impact	Significant Impact	2040 Peak Hour Volumes with Proposed Amendment	LOS
Atlantic Boulevard	E of Riverside Drive	6LA	5,390	1.36%	5,073	C	40%	38	0.7%	No	5,111	C
Atlantic Boulevard	E of Rock Island Road	6LA	4,500	-1.09%	3,924	D	18%	17	0.4%	No	3,941	D
Margate Boulevard	E of NW 80 <sup>th</sup> Avenue	4LA	2,628	-1.73%	266	C	100%	95	3.6%	Yes	361	C
Rock Island Road	N of Southgate Boulevard	4LA	3,401	0.25%	4,199	F	22%	21	0.6%	No	4,220	F
Rock Island Road	N of Atlantic Boulevard	4LA	3,401	0.23%	3,135	C	25%	24	0.7%	No	3,159	C



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

No supplemental studies are being provided at this time.

**B. Mass Transit Analysis**

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

***Existing Broward County Bus Transit Service***

- Broward County Transit (BCT) Route 42 operates on Atlantic Boulevard linking Coral Ridge Drive and A1A. It makes stops at Coral Square Mall, Walmart Supercenter, Fern Forest Nature Center, Isle Casino Racing Pompano Park, Northeast Transit Center, and Pompano Fishing Pier. Route 42 operates with approximately 46-minute headways during the P.M. peak period.

***Existing Community Shuttle Transit Service***

- Margate Route AS operates on Atlantic Boulevard linking Holiday Springs Shopping Center and Lakewood Plaza. It makes stops at Peppertree Plaza, NW Medical Center, Margate Terminal, Lakewood Plaza, Palm Lakes Plaza, and Holiday Springs Center. Route AS operates with approximately 60 to 70-minute headways.
- Margate Route C operates on Atlantic Boulevard, NW 76<sup>th</sup> Avenue, Margate Boulevard, and NW 80<sup>th</sup> Avenue linking Holiday Springs Shopping Center and Palm Lakes Plaza. It makes stops at Margate Terminal, Palm Lakes Plaza, Coral Square Mall, and Holiday Springs Center. Route C operates with approximately 60-minute headways.
- Margate Route D operates on Atlantic Boulevard linking Margate Terminal, Oakland Hills, and Palm Lakes Plaza. It makes stops at Margate Terminal, Oakland Hills, Palm Lakes Plaza, and Lakewood Plaza. Route D operates with approximately 60-minute headways.

***Planned Mass Transit Routes***

- No routes are planned within one-quarter mile of the amendment area.

The

route information described above is provided in **Exhibit J**.

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

It is anticipated that the proposed development will support mass transit use as it is located within ¼ mile of one (1) existing BCT bus route and three (3) existing community shuttle routes. It is expected that a portion of residents and guests will choose to use public transit to and from the proposed redevelopment.

**3. Correspondence from transit provider verifying the information submitted as part of the**



**application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

A copy of correspondence with BCT is presented as **Exhibit K.**



# Transportation Analysis Exhibit 'H'

## PM PEAK HOUR TRIP GENERATION COMPARISON

### EXISTING MAXIMUM WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
						In	Out																		
GROUP 1	1 Multifamily Housing (Low-Rise)	10	220	793	du	63%	37%	235	138	373	7.8%	29	217	127	344	0.0%	0	217	127	344	0.0%	0	217	127	344
	2																								
	3																								
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	11																								
	12																								
	13																								
	14																								
	15																								
ITE Land Use Code		Rate or Equation				Total:		235	138	373	7.8%	29	217	127	344	0.0%	0	217	127	344	0.0%	0	217	127	344
220		LN(Y) = 0.89*LN(X)+0.02																							

### PROPOSED MAXIMUM WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
						In	Out																		
GROUP 2	1 Multifamily Housing (Low-Rise)	10	220	1044	du	63%	37%	300	176	476	7.8%	37	277	162	439	0.0%	0	277	162	439	0.0%	0	277	162	439
	2																								
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ITE Land Use Code		Rate or Equation				Total:		300	176	476	7.8%	37	277	162	439	0.0%	0	277	162	439	0.0%	0	277	162	439
220		LN(Y) = 0.89*LN(X)+0.02																							

	IN	OUT	TOTAL
NET NEW TRIPS	60	35	95



# MEANS OF TRANSPORTATION TO WORK

**Note:** This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

( 85+34 ) / 1524=7.8%			Census Tract 202.12, Broward County, Florida		
Label	Estimate	Margin of Error			
▼ Total:	1,524	±230			
▼ Car, truck, or van:	1,291	±219			
Drove alone	1,087	±200			
▼ Carpooled:	204	±138			
In 2-person carpool	155	±135			
In 3-person carpool	49	±45			
In 4-person carpool	0	±14			
In 5- or 6-person carpool	0	±14			
In 7-or-more-person carpool	0	±14			
▼ Public transportation (excluding taxicab):	34	±33			
Bus	23	±25			
Subway or elevated rail	0	±14			
Long-distance train or commuter rail	11	±20			
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±14			
Ferryboat	0	±14			
Taxicab	15	±25			
Motorcycle	0	±14			
Bicycle	0	±14			
Walked	85	±70			
Other means	31	±33			
Worked from home	68	±82			

Columns

Cell/Column Notes



# Table Notes

---

## MEANS OF TRANSPORTATION TO WORK

**Survey/Program:**

American Community Survey

**Universe:**

Workers 16 years and over

**Year:**

2019

**Estimates:**

5-Year

**Table ID:**

B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: [Change to Means of Transportation](#).

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

**Explanation of Symbols:**

An "\*\*\*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "\*\*\*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.



An "\*\*\*\*\*" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

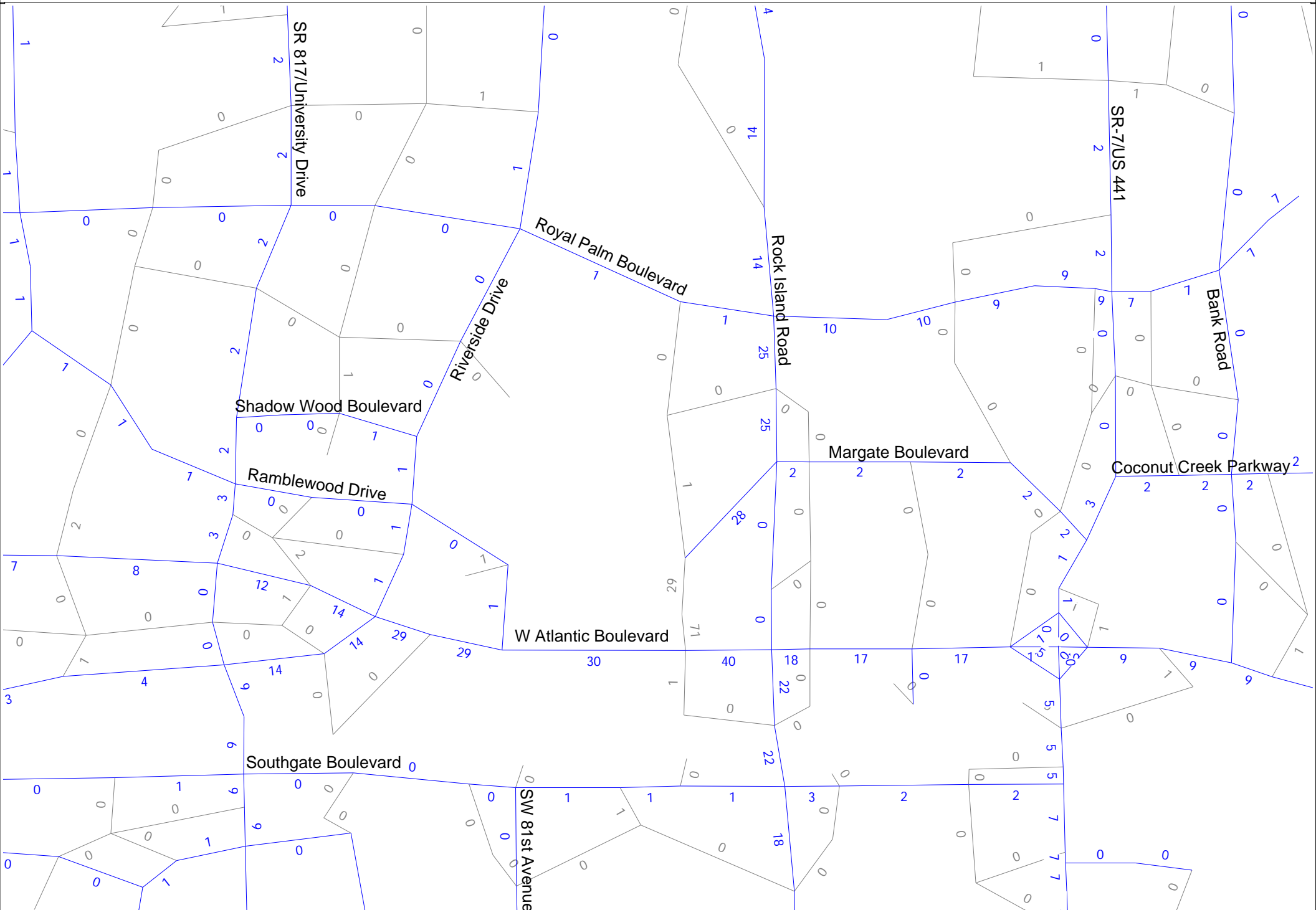
An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.







## EXHIBIT N

Mass Transit Service Letter



**From:** Hew, Noemi <NHEW@broward.org>  
**Sent:** Wednesday, May 19, 2021 3:04 PM  
**To:** Crawford, Tara; Selanikio, Raquel  
**Cc:** Fulchan, Kevin; Kanaan, Omar; Hussaini, Danish  
**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard

**Categories:** External

Hi Raquel,

BCT does not have any immediate plans to improve bus stops along that segment.

Please let me know if you have any questions.

Thank you.



**Noemi R. Hew**  
CAPITAL PROGRAMS DIVISION  
BROWARD COUNTY TRANSPORTATION DEPARTMENT  
1 N. University Drive, Suite 3100A, Plantation, FL 33324  
Office (954) 357-8380 Fax (954) 357-8482  
Email [nhew@broward.org](mailto:nhew@broward.org)  
Website <http://www.broward.org/bct>

---

**From:** Crawford, Tara <tacrawford@broward.org>  
**Sent:** Wednesday, May 19, 2021 1:46 PM  
**To:** 'Selanikio, Raquel' <Raquel.Selanikio@kimley-horn.com>; Hew, Noemi <NHEW@broward.org>  
**Cc:** Fulchan, Kevin <KFULCHAN@broward.org>; Kanaan, Omar <omar.kanaan@kimley-horn.com>; Hussaini, Danish <Danish.Hussaini@kimley-horn.com>  
**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard

Good afternoon Raquel,

You are correct, that is the only route for that segment along Atlantic Blvd.

Noemi can assist you with the bus stop improvements.

Regards,  
Tara

---

**From:** Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>  
**Sent:** Wednesday, May 19, 2021 12:19 PM  
**To:** Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>; Hew, Noemi <[NHEW@broward.org](mailto:NHEW@broward.org)>  
**Cc:** Fulchan, Kevin <[KFULCHAN@broward.org](mailto:KFULCHAN@broward.org)>; Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>; Hussaini, Danish <[Danish.Hussaini@kimley-horn.com](mailto:Danish.Hussaini@kimley-horn.com)>  
**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard



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Good afternoon Tara,

The segment is W Atlantic Boulevard between Ramblewood Drive and Rock Island Road.

Thanks,  
Raquel

**Raquel Selanikio, E.I.**

**Kimley-Horn** | 8201 Peters Road, Suite 2200, Plantation, FL 33324

Direct: 954-828-2405 | Main: 954-535-5100

---

**From:** Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>

**Sent:** Wednesday, May 19, 2021 11:45 AM

**To:** Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>; Hew, Noemi <[NHEW@broward.org](mailto:NHEW@broward.org)>

**Cc:** Fulchan, Kevin <[KFULCHAN@broward.org](mailto:KFULCHAN@broward.org)>; Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>; Hussaini, Danish <[Danish.Hussaini@kimley-horn.com](mailto:Danish.Hussaini@kimley-horn.com)>

**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard

Good morning Raquel,

The map extent is really small, what are the limits along Atlantic Blvd that you are interested in?

Regards,  
Tara

---

**From:** Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>

**Sent:** Wednesday, May 19, 2021 11:21 AM

**To:** Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>; Hew, Noemi <[NHEW@broward.org](mailto:NHEW@broward.org)>

**Cc:** Fulchan, Kevin <[KFULCHAN@broward.org](mailto:KFULCHAN@broward.org)>; Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>; Hussaini, Danish <[Danish.Hussaini@kimley-horn.com](mailto:Danish.Hussaini@kimley-horn.com)>

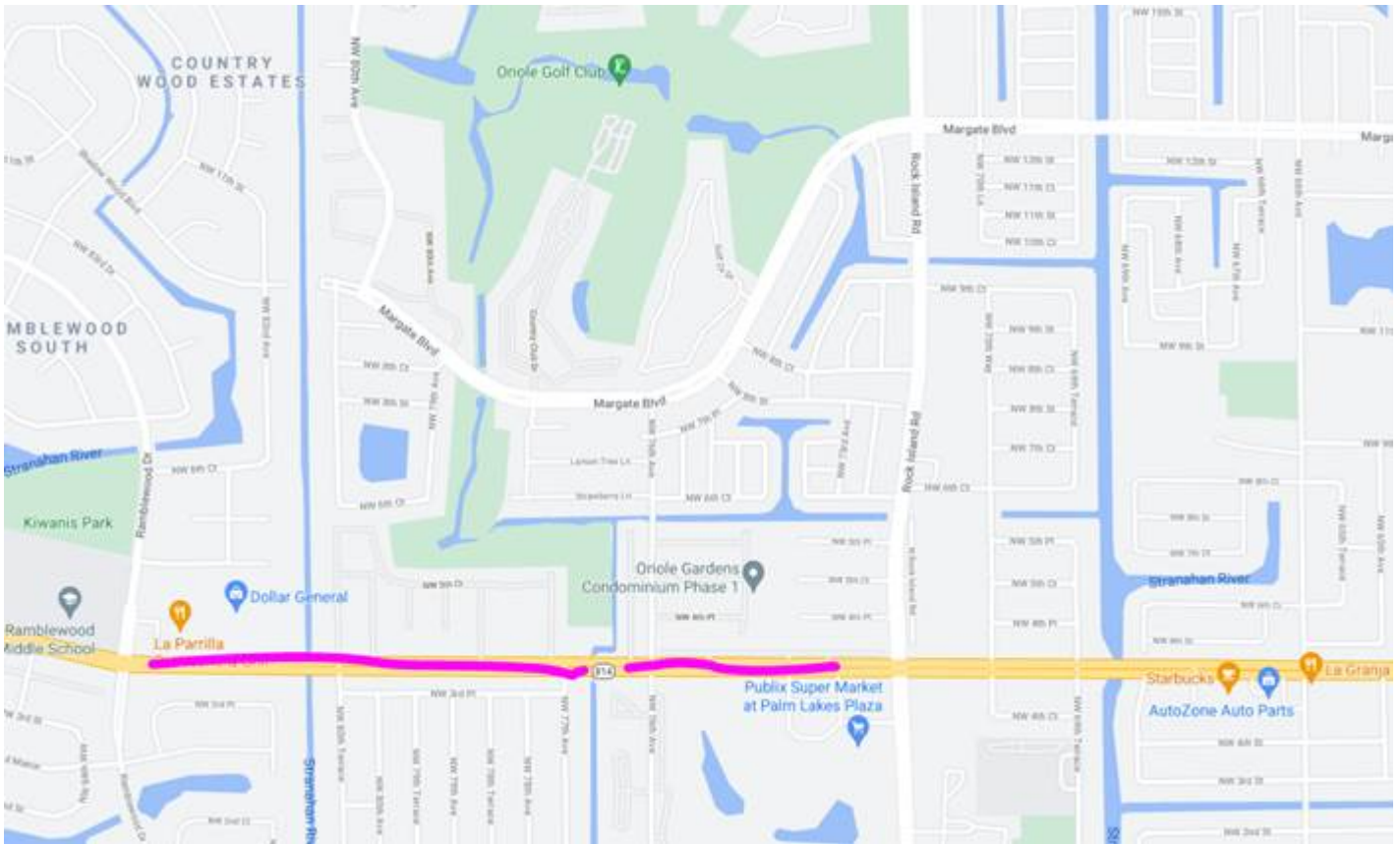
**Subject:** Bus Routes and Shelters - W Atlantic Boulevard

**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](mailto:ETSSecurity@broward.org).

Good morning Tara and Noemi,

Could you please confirm that the existing BCT Route 42 is the only route planned for W Atlantic boulevard and if there are any future bus shelters programmed along W Atlantic Boulevard in Margate (area in pink in the map below):





Thank you,  
Raquel

**Raquel Selanikio, E.I.**

**Kimley-Horn** | 8201 Peters Road, Suite 2200, Plantation, FL 33324

Direct: 954-828-2405 | Main: 954-535-5100 | [www.kimley-horn.com](http://www.kimley-horn.com)

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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

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## Transportation Analysis Exhibit 'J'

For more details on our fares please  
visit our web site at  
**Broward.org/BCT** or call  
customer service: 954-357-8400.

### Reading a Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points.  
Time points are shown with the symbol □.
3. The timetable lists major time points for bus route.  
Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

**Not paying your fare is a crime per  
Florida Statute 812.015.  
Violation constitutes a misdemeanor,  
punishable by jail time and/or a fine.**

Information: 954-357-8400

Hearing-speech impaired:  
Florida Relay Service- 711 or 1-800-955-8771  
TTY- 954-357-8302

This publication can be made available in  
alternative formats upon request.



This symbol is used on bus stop signs  
to indicate accessible bus stops.



BROWARD COUNTY

BOARD OF COUNTY COMMISSIONERS

*An equal opportunity employer and provider of services.*

5,000 copies of this public document were promulgated at a gross cost of  
\$260, or \$.052 per copy to inform the public about the Transit Division's  
schedule and route information. Printed 6/20

Broward County Transit

## ROUTE 42 ALL WEEK SCHEDULE

Atlantic Boulevard and Coral Ridge Drive  
to Atlantic Boulevard and A1A  
*via Atlantic Boulevard*

Effective 7/26/20



**New Schedules Monday – Saturday  
Regular Sunday Schedule**

- Face Covering Required • Maintain Social Distancing

Real Time Bus Information  
[MyRide.Broward.org](http://MyRide.Broward.org)



**Broward.org/BCT  
954-357-8400**



# Route 42

BROWARD COUNTY TRANSIT

Coral Ridge Drive to A1A  
via Atlantic Boulevard

## MONDAY - FRIDAY

### EASTBOUND To A1A

ATLANTIC BLVD & CORAL RIDGE DR	ATLANTIC BLVD & UNIVERSITY DR	ATLANTIC BLVD & US 441	ATLANTIC BLVD & POWERLINE RD	NORTHEAST TRANSIT CENTER	A1A
1	2	3	4	5	6
5:40a	5:47a	5:58a	6:06a	6:14a	6:25a
6:40a	6:47a	6:58a	7:07a	7:16a	7:28a
7:32a	7:40a	7:52a	8:01a	8:10a	8:22a
8:13a	8:21a	8:33a	8:42a	8:51a	9:03a
8:59a	9:07a	9:19a	9:28a	9:37a	9:49a
9:45a	9:53a	10:05a	10:14a	10:23a	10:35a
10:31a	10:39a	10:51a	11:00a	11:09a	11:21a
11:17a	11:25a	11:37a	11:46a	11:55a	12:07p
12:03p	12:11p	12:23p	12:32p	12:41p	12:53p
12:49p	12:57p	1:09p	1:18p	1:27p	1:39p
1:35p	1:43p	1:55p	2:04p	2:13p	2:25p
2:21p	2:29p	2:41p	2:50p	2:59p	3:11p
3:07p	3:15p	3:27p	3:36p	3:45p	3:57p
3:53p	4:01p	4:13p	4:22p	4:31p	4:43p
4:39p	4:47p	4:59p	5:08p	5:17p	5:29p
5:25p	5:33p	5:45p	5:54p	6:03p	6:15p
6:11p	6:19p	6:31p	6:40p	6:49p	7:01p
6:57p	7:04p	7:15p	7:23p	7:31p	7:42p
7:43p	7:50p	8:01p	8:09p	8:17p	8:28p
8:29p	8:36p	8:47p	8:55p	9:03p	9:14p
9:15p	9:22p	9:33p	9:41p	9:49p	10:00p G
9:50p	9:57p	10:08p	10:16p	10:24p G	

### WESTBOUND To Coral Ridge Drive

ATLANTIC BLVD & A1A	NORTHEAST TRANSIT CENTER	ATLANTIC BLVD & POWERLINE RD	ATLANTIC BLVD & US 441	ATLANTIC BLVD & UNIVERSITY DR	CORAL RIDGE DR
6	5	4	3	2	1
5:40a	5:52a	6:00a	6:08a	6:19a	6:25a
6:32a	6:44a	6:52a	7:00a	7:12a	7:19a
7:13a	7:26a	7:35a	7:44a	7:56a	8:03a
7:58a	8:11a	8:20a	8:29a	8:41a	8:48a
8:44a	8:57a	9:06a	9:15a	9:27a	9:34a
9:30a	9:43a	9:52a	10:01a	10:13a	10:20a
10:16a	10:29a	10:38a	10:47a	10:59a	11:06a
11:02a	11:15a	11:24a	11:33a	11:45a	11:52a
11:48a	12:01p	12:10p	12:19p	12:31p	12:38p
12:34p	12:47p	12:56p	1:05p	1:17p	1:24p
1:20p	1:33p	1:42p	1:51p	2:03p	2:10p
2:06p	2:19p	2:28p	2:37p	2:49p	2:56p
2:52p	3:05p	3:14p	3:23p	3:35p	3:42p
3:38p	3:51p	4:00p	4:09p	4:21p	4:28p
4:24p	4:37p	4:46p	4:55p	5:07p	5:14p
5:05p	5:18p	5:27p	5:36p	5:48p	5:55p
5:51p	6:04p	6:13p	6:22p	6:34p	6:41p
6:37p	6:50p	6:59p	7:07p	7:18p	7:24p
7:23p	7:35p	7:43p	7:51p	8:02p	8:08p
8:09p	8:21p	8:29p	8:37p	8:48p	8:54p
8:55p	9:07p	9:15p	9:23p	9:34p	9:40p
9:40p	9:52p	10:00p	10:08p	10:19p G	

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.



# SATURDAY There are additional bus stops in between those listed.

## EASTBOUND

To A1A

ATLANTIC BLVD & CORAL RIDGE DR	ATLANTIC BLVD & UNIVERSITY DR	ATLANTIC BLVD & US 441	ATLANTIC BLVD & POWERLINE RD	NORTHEAST TRANSIT CENTER	A1A
1	2	3	4	5	6
5:40a	5:47a	5:58a	6:06a	6:14a	6:25a
6:40a	6:47a	6:58a	7:07a	7:16a	7:28a
7:32a	7:40a	7:52a	8:01a	8:10a	8:22a
8:13a	8:21a	8:33a	8:42a	8:51a	9:03a
8:59a	9:07a	9:19a	9:28a	9:37a	9:49a
9:45a	9:53a	10:05a	10:14a	10:23a	10:35a
10:31a	10:39a	10:51a	11:00a	11:09a	11:21a
11:17a	11:25a	11:37a	11:46a	11:55a	12:07p
12:03p	12:11p	12:23p	12:32p	12:41p	12:53p
12:49p	12:57p	1:09p	1:18p	1:27p	1:39p
1:35p	1:43p	1:55p	2:04p	2:13p	2:25p
2:21p	2:29p	2:41p	2:50p	2:59p	3:11p
3:07p	3:15p	3:27p	3:36p	3:45p	3:57p
3:53p	4:01p	4:13p	4:22p	4:31p	4:43p
4:39p	4:47p	4:59p	5:08p	5:17p	5:29p
5:25p	5:33p	5:45p	5:54p	6:03p	6:15p
6:11p	6:19p	6:31p	6:40p	6:49p	7:01p
6:57p	7:04p	7:15p	7:23p	7:31p	7:42p
7:43p	7:50p	8:01p	8:09p	8:17p	8:28p
8:29p	8:36p	8:47p	8:55p	9:03p	9:14p
9:15p	9:22p	9:33p	9:41p	9:49p	10:00p G
9:50p	9:57p	10:08p	10:16p	10:24p G	

## WESTBOUND

To Coral Ridge Drive

ATLANTIC BLVD & A1A	NORTHEAST TRANSIT CENTER	ATLANTIC BLVD & POWERLINE RD	ATLANTIC BLVD & US 441	ATLANTIC BLVD & UNIVERSITY DR	CORAL RIDGE DR
6	5	4	3	2	1
5:40a	5:52a	6:00a	6:08a	6:19a	6:25a
6:32a	6:44a	6:52a	7:00a	7:12a	7:19a
7:13a	7:26a	7:35a	7:44a	7:56a	8:03a
7:58a	8:11a	8:20a	8:29a	8:41a	8:48a
8:44a	8:57a	9:06a	9:15a	9:27a	9:34a
9:30a	9:43a	9:52a	10:01a	10:13a	10:20a
10:16a	10:29a	10:38a	10:47a	10:59a	11:06a
11:02a	11:15a	11:24a	11:33a	11:45a	11:52a
11:48a	12:01p	12:10p	12:19p	12:31p	12:38p
12:34p	12:47p	12:56p	1:05p	1:17p	1:24p
1:20p	1:33p	1:42p	1:51p	2:03p	2:10p
2:06p	2:19p	2:28p	2:37p	2:49p	2:56p
2:52p	3:05p	3:14p	3:23p	3:35p	3:42p
3:38p	3:51p	4:00p	4:09p	4:21p	4:28p
4:24p	4:37p	4:46p	4:55p	5:07p	5:14p
5:05p	5:18p	5:27p	5:36p	5:48p	5:55p
5:51p	6:04p	6:13p	6:22p	6:34p	6:41p
6:37p	6:50p	6:59p	7:07p	7:18p	7:24p
7:23p	7:35p	7:43p	7:51p	8:02p	8:08p
8:09p	8:21p	8:29p	8:37p	8:48p	8:54p
8:55p	9:07p	9:15p	9:23p	9:34p	9:40p
9:40p	9:52p	10:00p	10:08p	10:19p G	

# SUNDAY

## EASTBOUND

To A1A

ATLANTIC BLVD & CORAL RIDGE DR	ATLANTIC BLVD & UNIVERSITY DR	ATLANTIC BLVD & US 441	ATLANTIC BLVD & POWERLINE RD	NORTHEAST TRANSIT CENTER	A1A
1	2	3	4	5	6
8:45a	8:52a	9:03a	9:11a	9:19a	9:30a
9:45a	9:52a	10:03a	10:11a	10:19a	10:30a
10:45a	10:52a	11:03a	11:12a	11:21a	11:33a
11:45a	11:53a	12:05p	12:14p	12:23p	12:35p
12:45p	12:53p	1:05p	1:14p	1:23p	1:35p
1:45p	1:53p	2:05p	2:14p	2:23p	2:35p
2:45p	2:53p	3:05p	3:14p	3:23p	3:35p
3:45p	3:53p	4:05p	4:14p	4:23p	4:35p
4:45p	4:53p	5:05p	5:14p	5:23p	5:35p
5:45p	5:53p	6:05p	6:14p	6:23p	6:35p
6:45p	6:53p	7:05p	7:13p	7:21p	7:32p
7:45p	7:52p	8:03p	8:11p	8:19pG	

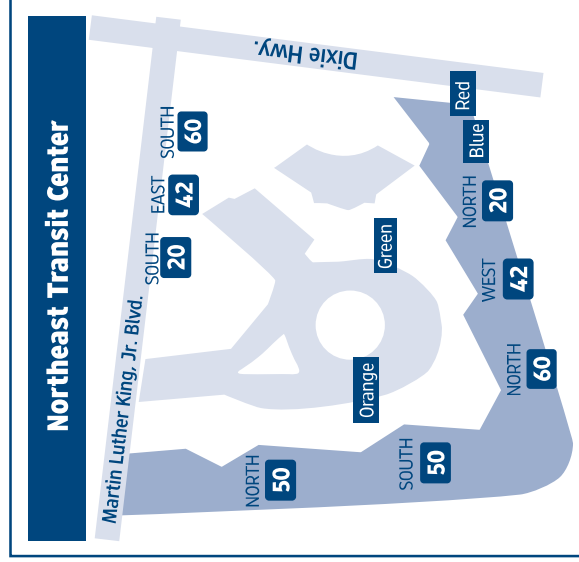
## WESTBOUND

To Coral Ridge Drive

ATLANTIC BLVD & A1A	NORTHEAST TRANSIT CENTER	ATLANTIC BLVD & POWERLINE RD	ATLANTIC BLVD & US 441	ATLANTIC BLVD & UNIVERSITY DR	CORAL RIDGE DR
6	5	4	3	2	1
8:45a	8:57a	9:05a	9:13a	9:24a	9:30a
9:45a	9:57a	10:05a	10:13a	10:24a	10:30a
10:45a	10:57a	11:06a	11:15a	11:27a	11:34a
11:45a	11:58a	12:07p	12:16p	12:28p	12:35p
12:45p	12:58p	1:07p	1:16p	1:28p	1:35p
1:45p	1:58p	2:07p	2:16p	2:28p	2:35p
2:45p	2:58p	3:07p	3:16p	3:28p	3:35p
3:45p	3:58p	4:07p	4:16p	4:28p	4:35p
4:45p	4:58p	5:07p	5:16p	5:28p	5:35p
5:45p	5:58p	6:07p	6:16p	6:28p	6:35p
6:45p	6:58p	7:06p	7:14p	7:25p	7:31p
7:45p	7:57p	8:05p	8:13p	8:24pG	



Coral Ridge Drive to A1A  
via Atlantic Boulevard





## Customer Service

Monday - Friday.....7 am - 7:45 pm

Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at [Broward.org/BCT](http://Broward.org/BCT) and at select Broward County library locations.

## PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324



**WHEN IT COMES TO OUR SAFETY,  
WE CAN ALWAYS USE AN EXTRA PAIR OF  
EYES AND EARS. BE ALERT.  
CALL 954-357-LOOK (5665). TELL US.**

## TRANSFER POLICY - EFFECTIVE 7/10/11

### TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a \$1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the \$1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the \$1.00 upgrade fee when boarding Express buses.

### PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.



## A&As ROUTES COMMUNITY BUS SERVICE

The City of Margate and Broward County Transit (BCT) have partnered to provide the A&As route. This community bus service will increase the number of destinations and connections that can be reached through public transit. Destinations along the A&As routes include: Margate Terminal, NW Medical Center, Coral Landings (Publix), Turtle Creek Dr. (Walmart), LakeWood Plaza (Harbor Freight, Walmart, Marshalls), Peppertree Plaza (Winn-Dixie), and Palm Lakes Plaza (Publix).

Connections are available to BCT routes 19, 34, 42, 60, 83, 441 Breeze, Coral Springs Blue Community Bus, Coconut Creek North/South Community Bus, and Margate Route C & D Community Bus (Monday through Friday).

All buses utilized on this route are air-conditioned and wheelchair accessible in accordance with the Americans with Disabilities Act (ADA). Bicycle racks are also provided. Please refer to this pamphlet for instruction on how to correctly use the bicycle racks.

The Margate A&As Community Bus Routes are FREE of charge, but riders making connections to BCT routes and Coral Springs Community Bus are expected to pay the appropriate fares.

### HOURS OF OPERATION

**A ROUTE:** Monday through Friday:  
7:30 am – 4:30 pm

**As ROUTE:** Saturday only: 7:30 am – 4:47 pm

The A&As Community Bus Routes operate approximately every 60 to 70 minutes, with assigned stops. Please refer to the timetable and map on the reverse side of this pamphlet. The bus will operate as close to schedule as possible. Traffic conditions and/or inclement weather may cause the bus to arrive earlier or later than the expected time. Please allow yourself enough time when using this service. The Margate Community Bus Routes will not operate once a hurricane warning has been issued or if other hazards do not allow for the safe operation of the bus.

### HOLIDAYS

The A&As Community Bus Routes do not operate on the following holidays observed by the City of Margate:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

### BIKE RACKS

Bike racks are available on Margate Community Buses. Racks are designed to carry two bikes only. It is important to have the operator's attention before loading and unloading your bike. As the bus approaches, have your bike ready to load. Remove any loose items that may fall off.

#### Loading

- Always load your bike from the curbside of the street.
- **Lower**-Squeeze the handle and pull down to release the folded bike rack.
- **Lift** your bike into the rack, fitting the wheels into the slots of the vacant position closest to the bus.
- **Latch**-Pull and release the support arm over the front tire, making sure the support arm is resting on the tire, not on the fender or frame.

#### Unloading

- Before exiting, notify the operator you are removing your bike.
- Pull the support arm off the tire. Move the support arm down and out of the way. Lift your bike out of the rack. If your bike is the only one on the rack, return the rack to the upright position.
- Move quickly to the curb.



**BROWARD COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**TRANSPORTATION DEPARTMENT**  
An equal opportunity employer and provider of services.

**PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED**  
Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324.

3,000 copies of this public document were promulgated at a gross cost of \$43.00 or \$0.016 per copy to inform the public about Broward County Transit (BCT) and Margate A&As Route. Printed 5/16

## Information

For more information about Margate Inner-City Transit (MIT) routes and connections, call:

**Limousines of South Florida**  
**954-463-0845**

**Office Hours**  
**Monday through Friday**  
**6 am - 9 pm**

Hearing-speech impaired/TTY  
**954-956-9268**

Visit the City of Margate's web site at:  
**www.margatefl.com**

For additional information about BCT routes, fares or connections, call:

**BCT Rider Info**  
**954-357-8400**

Hearing-speech impaired/TTY  
**954-357-8302**



Visit Broward County Transit's web site at:

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This publication can be made available in LARGE PRINT, tape cassette, or braille by request.

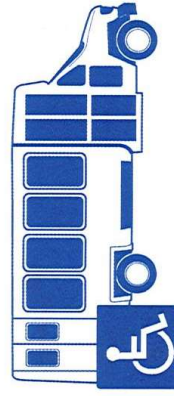
**MARGATE ROUTE**  
**A&As**

**BCT Route 753 M-F**  
**BCT Route 754 Sat.**



**CITY OF**  
**MARGATE**  
Together We Make It Great

**Margate**  
**Inner-City Transit**



**Effective: March 2016**



# ROUTE A&S

## ROUTE A

## EASTBOUND TO HWY. 441

**To Margate Terminal, NW Medical, Coral Landings, Wal-**

Location	1	2	3	4	5	6
Holiday Springs Shopping Center	7:30a	7:40a	7:50a	7:57a	8:03a	8:13a
Royal Palm Blvd. & NW 63 Ave.	8:30a	8:40a	8:50a	8:57a	9:03a	9:13a
Margate Terminal	9:30a	9:40a	9:50a	9:57a	10:03a	10:13a
NW Medical Center	10:30a	10:40a	10:50a	10:57a	11:03a	11:13a
PepperTree Plaza	11:30a	11:40a	11:50a	11:57a	12:03p	12:13p
Sample Rd. & US 441	12:30p	12:40p	12:50p	12:57p	1:03p	1:13p
Public	1:30p	1:40p	1:50p	1:57p	2:03p	2:13p
	2:30p	2:40p	2:50p	2:57p	3:03p	3:13p
	3:30p	3:40p	3:50p	3:57p	4:03p	4:13p

NUMBERS INDICATE TIME POINTS ON THE N

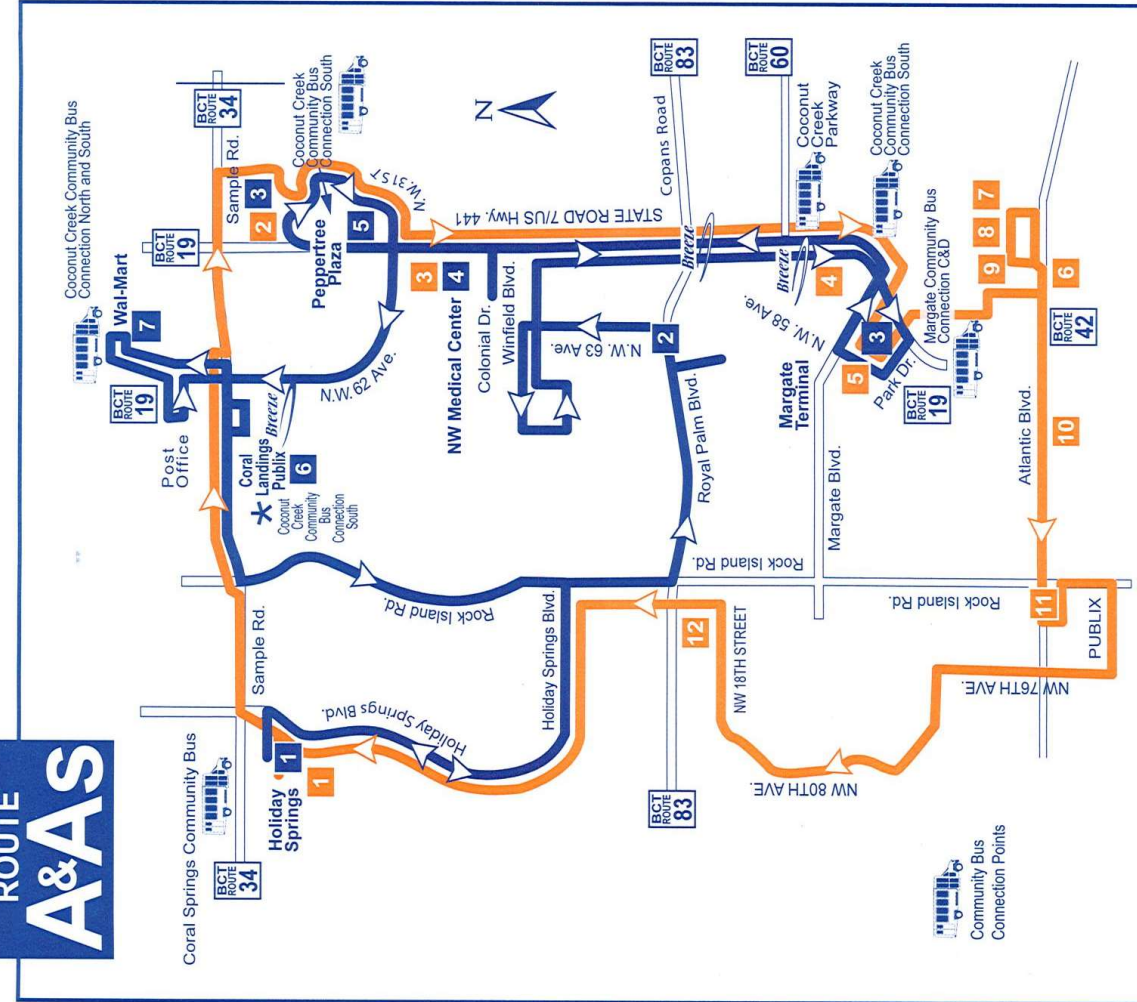
## SATURDAY

## ROUTE AS

EASTBOUND To Hwy. 441

To Palm Lake Plaza, Lakewood Wai-Mart, 4411/Margate Blvd.	Holiday Springs Shopping Center	1	7:30a-8:40a	9:50a	11:00a-12:10p	2:30p	3:40p	4:10p
	Pepperette Plaza Sample Rd. & US 441	2	7:38a-8:48a	9:58a	11:08a-12:18p	2:28p	3:48p	
	NW Medical Center	3	7:44a-8:54a	10:04a	11:14a-12:24p	2:44p	3:54p	
	US 441 & Margate Blvd.	4	7:49a-8:59a	10:09a	11:19a-12:29p	2:49p	3:59p	
	Margate Terminal	5	7:51a-9:01a	10:11a	11:21a-12:31p	2:51p	4:01p	
	Atlantic Blvd. & West Palm Dr.	6	8:00a-9:10a	10:20a	11:30a-12:40p	3:00p	4:10p	

NUMBERS INDICATE TIME POINTS ON THE MONTHLY CALENDAR





## MARGATE C ROUTES COMMUNITY BUS SERVICE

The City of Margate and Broward County Transit (BCT) have partnered to provide the C Route. This community bus service will increase the number of destinations and connections that can be reached through public transit. Destinations along the **Margate C** Route include: Margate Terminal, Coral Square Mall, Holiday Springs and surrounding neighborhoods.

Connections are available to BCT routes 2, 19, 34, 42, 62, 83, 441 and University Breeze, Coral Springs Blue Community Bus, Coconut Creek South Community Bus, and Margate Route A & D Community Bus.

All buses utilized on this route are air-conditioned and wheelchair accessible in accordance with the American with Disabilities Act (ADA). Bicycle racks are also provided. Please refer to this pamphlet for instruction on how to correctly use the bicycle racks.

The **Margate C** Community Bus Route is FREE of charge, but riders making connections to BCT routes and Coral Springs Community Bus are expected to pay the appropriate fares.

## HOURS OF OPERATION

**Margate C ROUTE:** Monday through Friday:  
7:30 am – 4:30 pm

The **Margate C** Community Bus Route operates approximately every 60 minutes, with assigned stops. Please refer to the timetable and map on the reverse side of this pamphlet. The bus will operate as close to schedule as possible. Traffic conditions and/or inclement weather may cause the bus to arrive earlier or later than the expected time. Please allow yourself enough time when using this service. The **Margate C** Community Bus Route will not operate once a hurricane warning has been issued or if other hazards do not allow for the safe operation of the bus.

## HOLIDAYS

The **Margate C** Community Bus Route does not operate on the following holidays observed by the City of Margate:

- New Year's Day
- Independence Day
- Thanksgiving Day
- Memorial Day
- Labor Day
- Christmas Day

## BIKE RACKS

Bike racks are available on the **Margate C** Community Bus Route. Racks are designed to carry two bikes only. It is important to have the operator's attention before loading and unloading your bike. As the bus approaches, have your bike ready to load. Remove any loose items that may fall off.

### Loading

- **Always** load your bike from the curbside of the street.
- **Lower**-Squeeze the handle and pull down to release the folded bike rack.
- **Lift** your bike into the rack, fitting the wheels into the slots of the vacant position closest to the bus.
- **Latch**-Pull and release the support arm over the front tire, making sure the support arm is resting on the tire, not on the fender or frame.

### Unloading

- Before exiting, notify the operator you are removing your bike.
- Pull the support arm off the tire. Move the support arm down and out of the way. Lift your bike out of the rack. If your bike is the only one on the rack, return the rack to the upright position.
- Move quickly to the curb.



**BROWARD COUNTY BOARD OF COUNTY  
COMMISSIONERS TRANSPORTATION DEPARTMENT**  
An equal opportunity employer and provider of services.

### PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324.

3,000 copies of this public document were promulgated at a gross cost of \$43.00 or \$0.018 per copy to inform the public about Broward County Transit (BCT) and Margate C Route. Printed 6/16

## Information

For more information about Margate Inner-City Transit (MIT) routes and connections, call:

**Limousines of South Florida**  
**954-463-0845**

### Office Hours

**Monday through Friday**

**6 am - 9 pm**

Hearing-speech impaired/TTY  
**954-956-9268**

Visit the City of Margate's web site at:  
**www.margatefl.com**

For additional information about BCT routes, fares or connections, call:

### BCT Rider Info

**954-357-8400**

Hearing-speech impaired/TTY  
**954-357-8302**



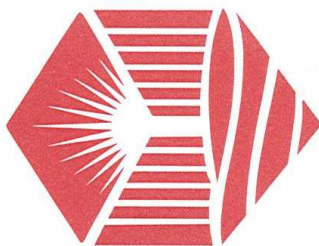
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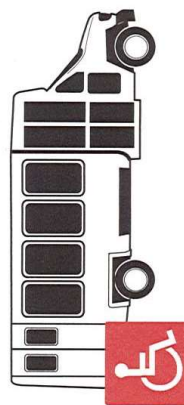


**BCT Route 710**



**CITY OF  
MARGATE**  
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**Margate  
Inner-City Transit**

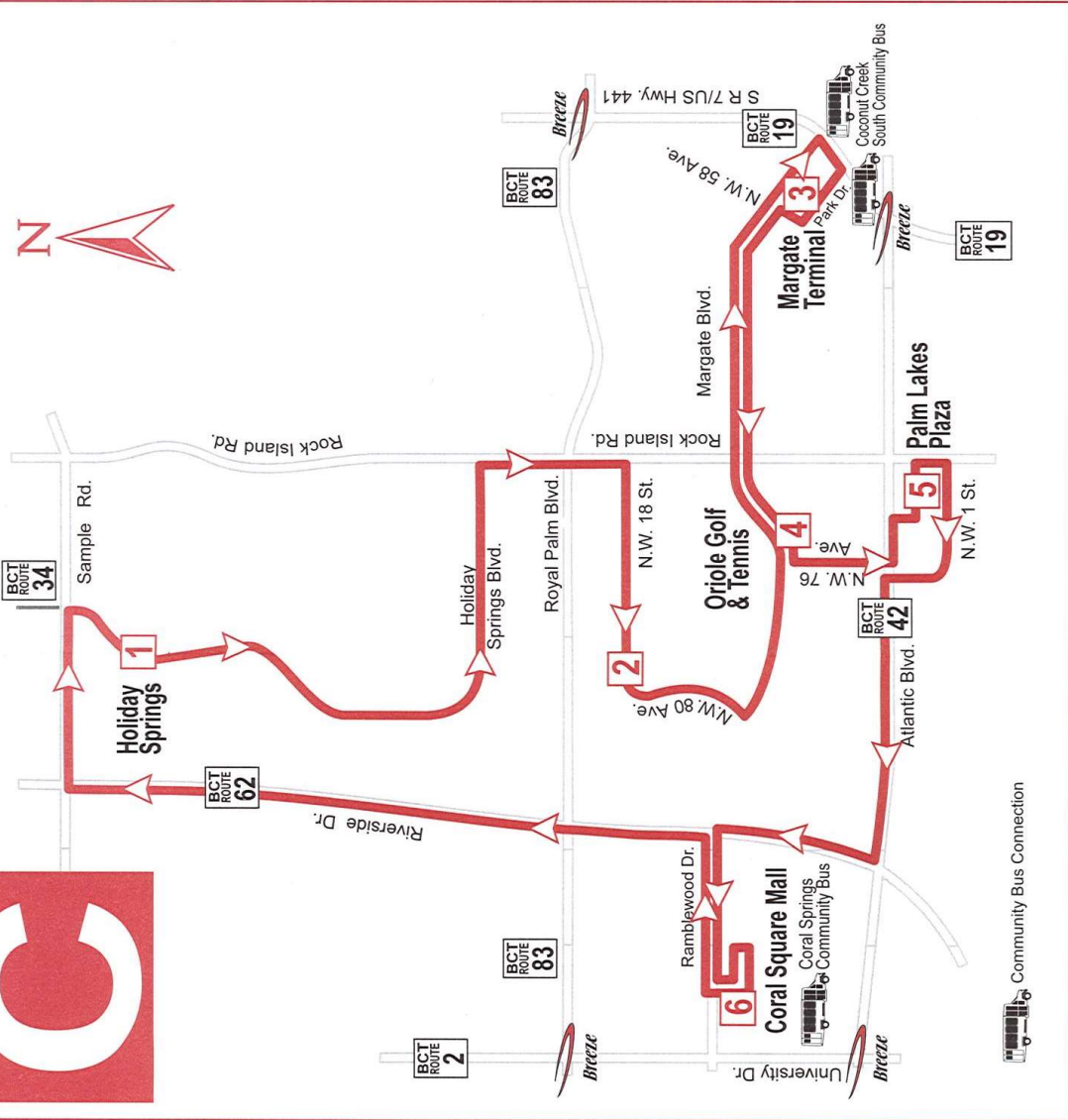


**Effective: March 2016**





**HOLIDAY SPRINGS • MARGATE TERMINAL  
PALM LAKES PLAZA • CORAL SQUARE MALL  
MONDAY THROUGH FRIDAY**



ROUTE C		SOUTHBOUND		WESTBOUND		NORTHBOUND	
		To Margate Terminal		To Coral Square Mall		To Holiday Springs	
		Holiday Springs Blvd. & Sample Road	Margate Terminal	Margate Blvd & Golf Circle Dr.	Coral Square Mall	Coral Square Mall	Holiday Springs Blvd. & Sample Road
1	2	7:30	7:50	7:55	8:10	8:15	8:25
		NW 18 St. & NW 80 Ave.					
		8:30	8:50	8:55	9:10	9:15	9:25
		9:30	9:50	9:55	10:10	10:15	10:25
		10:30	10:50	10:55	11:10	11:15	11:25
		11:30	11:50	11:55	12:10	12:15	12:25
		12:30	12:50	12:55	1:10	1:15	1:25
		1:30	1:50	1:55	2:10	2:15	2:25
		2:30	2:50	2:55	3:10	3:15	3:25
		3:30	3:50	3:55	4:10	4:15	4:30

NUMBERS INDICATE TIME POINTS ON THE MAP

The **Margate C** Community Bus Route is **FREE** of charge, but riders making connections to BCT routes are expected to pay the appropriate fares.



## MARGATE D ROUTE COMMUNITY BUS SERVICE

The City of Margate and Broward County Transit (BCT) have partnered to provide the D Route. This community bus service will increase the number of destinations and connections that can be reached through public transit. Destinations along the **MARGATE D** Route include: Margate Terminal, Lakewood Plaza (Walmart, Marshalls, Walgreens), Palm Lakes Plaza, Applegreen, Oakland Hills, Teleperformance, and surrounding neighborhoods.

Connections are available to BCT Routes 19, 42, 60, 62, 441 Breeze, Coconut Creek South Community Bus, and Margate Routes A & C Community Bus. All buses utilized on this route are air-conditioned and wheelchair accessible in accordance with the American with Disabilities Act (ADA). Bicycle racks are also provided. Please refer to this pamphlet for instruction on how to correctly use the bicycle racks.

The **Margate D** Community Bus Route is FREE of charge, but riders making connections to BCT routes and Coral Springs Community Bus are expected to pay the appropriate fares.

## HOURS OF OPERATION

**Margate D ROUTE:** Monday through Friday:  
7:20 am – 4:20 pm

The **Margate D** Community Bus Route operates approximately every 60 minutes, with assigned stops. Please refer to the timetable and map on the reverse side of this pamphlet. The bus will operate as close to schedule as possible. Traffic conditions and/or inclement weather may cause the bus to arrive earlier or later than the expected time. Please allow yourself enough time when using this service. The **Margate D** Community Bus Route will not operate once a hurricane warning has been issued or if other hazards do not allow for the safe operation of the bus.

## HOLIDAYS

The **Margate D** Community Bus Route does not operate on the following holidays observed by the City of Margate:

- New Year's Day
- Independence Day
- Thanksgiving Day
- Memorial Day
- Labor Day
- Christmas Day

## BIKE RACKS

Bike racks are available on the **Margate D** Community Bus Route. Racks are designed to carry two bikes only. It is important to have the operator's attention before loading and unloading your bike. As the bus approaches, have your bike ready to load. Remove any loose items that may fall off.

### Loading

- Always load your bike from the curbside of the street.
- **Lower**-Squeeze the handle and pull down to release the folded bike rack.
- **Lift** your bike into the rack, fitting the wheels into the slots of the vacant position closest to the bus.
- **Latch**-Pull and release the support arm over the front tire, making sure the support arm is resting on the tire, not on the fender or frame.

### Unloading

- Before exiting, notify the operator you are removing your bike.
- Pull the support arm off the tire. Move the support arm down and out of the way. Lift your bike out of the rack. If your bike is the only one on the rack, return the rack to the upright position.
- Move quickly to the curb.



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### Office Hours

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For additional information about BCT routes, fares or connections, call:

### BCT Rider Info

**954-357-8400**

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**MARGATE**  
**Route**

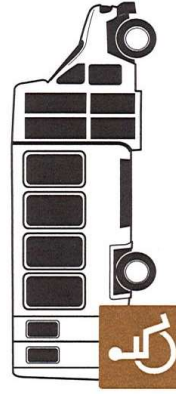


**BCT Route 711**



**CITY OF**  
**MARGATE**  
Together We Make It Great

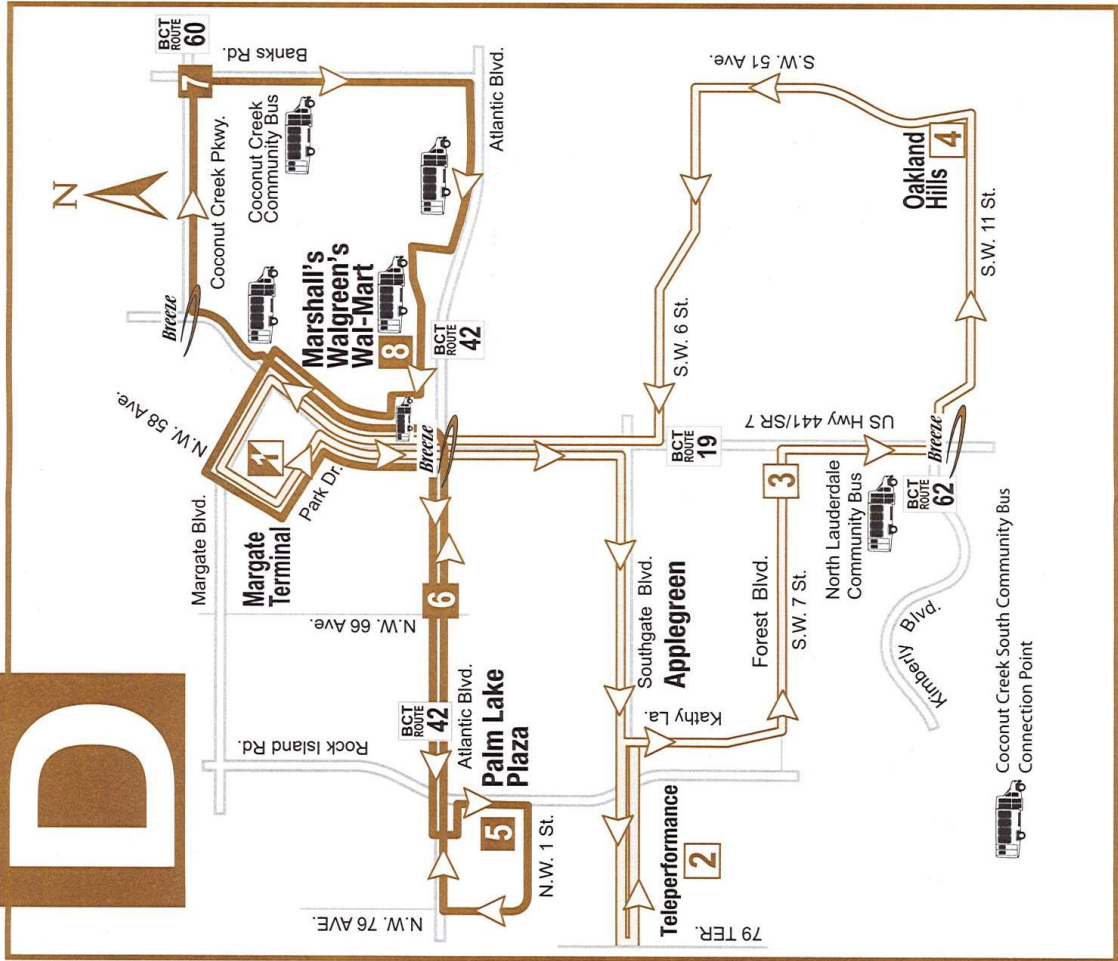
**Margate**  
**Inner-City Transit**



**Effective: March 2016**



# ROUTE D



**MARGATE TERMINAL • SOUTHGATE BLVD. • FOREST BLVD. AT  
APPLEGREEN • OAKLAND HILLS • PALM LAKES PLAZA •  
LAKEWOOD PLAZA**

**MONDAY THROUGH FRIDAY**

ROUTE D			
SOUTHBOUND		WESTBOUND	EASTBOUND
To T.A.G., Apple Green, Oakland Hills		To Palm Lakes Plaza	To Coconut Creek Pkwy, Banks Rd.
Margate Terminal	Oakland Hills	Margate Terminal	Palm Lake Plaza
1	4	1	5
7:20	7:32	7:47	8:02
8:20	8:32	8:47	9:02
9:20	9:32	9:47	10:02
10:20	10:32	10:47	11:02
11:20	11:32	11:47	12:02
12:20	12:32	12:47	1:02
1:20	1:32	1:47	2:02
2:20	2:32	2:47	3:02
3:20	3:32	3:47	4:02
			Atlantic Blvd & NW 66 Ave.
			6
			8:07
			9:07
			10:07
			11:07
			12:07
			1:07
			2:07
			3:07
			4:07
			Coconut Creek Pkwy & Banks Rd.
			7
			8:12
			9:12
			10:12
			11:12
			12:12
			1:12
			2:12
			3:12
			4:12
			Lakewood Plaza
			8
			8:17
			9:17
			10:17
			11:17
			12:17
			1:17
			2:17
			3:17
			4:17
			Wal-Mart
			1
			8:20
			9:20
			10:20
			11:20
			12:20

NUMBERS INDICATE TIME POINTS ON THE MAP.

The **Margate D** Community Bus Route is **FREE** of charge, but riders making connections to BCT routes are expected to pay the appropriate fares.



# EXHIBIT O

Public School Impact



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

**LAND USE**  
**SBBC-2569-2018**  
**County No: TBD**  
**Margate Executive Golf Course**

**July 22, 2021**



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](http://www.browardschools.com)



# SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
<b>Date:</b> July 22, 2021		<b>Units Permitted</b> 0	<b>Units Proposed</b> 200	<b>Existing Land Use:</b>	commercial recreation
<b>Name:</b> Margate Executive Golf Course		<b>NET CHANGE (UNITS):</b> 200		<b>Proposed Land Use:</b>	commercial recreation
<b>SBBC Project Number:</b> SBBC-2569-2018		<b>Students</b>	<b>Permitted</b>	<b>Proposed</b>	<b>NET CHANGE</b>
<b>County Project Number:</b> TBD		Elem	0	28	28
<b>Municipality Project Number:</b>		Mid	0	11	11
<b>Owner/Developer:</b> Margate Executive Golf Course, LLC		High	0	20	20
<b>Jurisdiction:</b> Margate		Total	0	59	59
				<b>Current Zoning</b>	R-3A multiple family
				<b>Proposed Zoning:</b>	R-3A multiple family
				<b>Section:</b>	S35
				<b>Township:</b>	T48S
				<b>Range:</b>	R41E

## 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	644	-365	-17	63.8%	
Margate Middle	1,328	1,439	1,247	-192	-8	86.7%	
Coconut Creek High	2,884	2,884	1,811	-1,073	-19	62.8%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Atlantic West Elementary	644	-365	63.8%	681	683	675	669	666
Margate Middle	1,251	-188	86.9%	1,223	1,218	1,213	1,208	1,203
Coconut Creek High	1,825	-485	63.3%	1,728	1,782	1,836	1,885	1,939

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 enrollment is used to apply individual charter school enrollment impacts against school facility review processes. \* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW



## 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	25/26	26/27	27/28	28/29	29/30
Area 7 - Elementary	17,705	12,096	-5,609	12,034	11,858	11,690	11,527	11,357
Area 7 - Middle	7,885	6,596	-1,289	6,803	6,852	6,881	6,909	6,938
Area 7 - High	11,157	8,657	-2,500	8,546	8,524	8,507	8,493	8,476

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Eagles Nest 6-8	800	56	-744	56	56	56
Panacea Prep Charter School	188	88	-100	88	88	88
Renaissance Charter School At University	1,504	1,427	-77	1,427	1,427	1,427
Somerset Academy Riverside Elementary	600	273	-327	273	273	273
Somerset Academy Riverside Middle	400	111	-289	111	111	111
Somerset Prep Charter @ N Lauderdale	900	737	-163	737	737	737
Somerset Prep Charter @ N Lauderdale 9-12	1,000	319	-681	319	319	319
West Broward Academy	910	601	-309	601	601	601

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

\* 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



## 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 would 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



## Comments

Information contained in the application indicates that the approximately 20.82-acre site is generally located north of Margate Boulevard between NW 79th Avenue and NW 76th Terrace in the City of Margate. The current land use designation for the site is Commercial Recreation, which allows no residential units. The applicant proposes to change the land use designation to Medium Density Residential to allow 200 townhouse (all three or more bedroom) residential units, which is anticipated to generate an additional 59 students (28 elementary, 11 middle, and 20 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 (DEFP). 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 serving the amendment site in the 2020-21 school year are 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 2020-21 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2020-21 – 2022-23), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2022-23 school year. It should be noted that the school capacity or Florida Inventory of School Houses (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 2020-21 – 2024-25. In addition, 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 subject site in the 2020-21 school year are depicted herein.

Capital Improvements scheduled in the long-range section (2025-26 to 2029-30) of the currently Adopted DEFP Fiscal Years 2020-21 – 2024-25 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-2569-2018

July 22, 2021

---

Date

Reviewed By:

*Mohammed Rasheduzzaman*

---

Signature

Mohammed Rasheduzzaman, AICP

---

Name

Planner

---

Title



## EXHIBIT P

Broward County School Board Opinion Letter





**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

600 SE 3<sup>rd</sup> Avenue • Fort Lauderdale, Florida 33301 • Office: 754-321-2177 • Fax: 754-321-2179

Facility Planning and Real Estate Department  
Chris Akagbosu, Director  
754-321-2177  
chris.akagbosu@browardschools.com  
www.browardschools.com

**The School Board of  
Broward County, Florida**

Dr. Rosalind Osgood, Chair  
Laurie Rich Levinson, Vice Chair

Lori Alhadeff  
Patricia Good  
Debra Hixon  
Donna P. Korn  
Sarah Leonardi  
Ann Murray  
Nora Rupert

Robert W. Runcie  
Superintendent of Schools

June 21, 2021

Mark Rickards, AICP  
Kimley-Horn and Associates  
1615 South Congress Ave, Suite 201  
Delray Beach, FL 33445

Re: Opinion Letter for Margate Executive Golf Course – SBBC- 2569-2018

Dear Mr. Rickards:

This correspondence is provided in response to the request for an opinion letter regarding the above referenced project, which proposes 200 townhomes in Margate. Please be advised that the project is estimated to produce 59 (28 elementary, 11 middle and 20 high school) students. Currently, the schools serving the project site include Atlantic West Elementary, Margate Middle and Coconut Creek High Schools, which are located in Planning Area 7.

The individual schools and the aggregate Planning Area 7 are currently projected to have excess capacity available over the next 5 years, sufficient to serve the proposed development. It should be noted that the information contained herein regarding the available capacity for impacted schools for the development site does not anticipate the impact of future development not yet reviewed by District staff. Also, please be advised that this correspondence does not constitute a concurrency determination. A public school concurrency determination is required at the time of plat or site plan phase of development, whichever occurs first.

If you have any questions, or require any additional information, please contact me at [lisa.wight@browardschools.com](mailto:lisa.wight@browardschools.com)

Sincerely,

Lisa Wight  
Growth Management Planner

LW:lw

Cc: Chris Akagbosu, Director, Facility Planning and Real Estate Department  
Hope Calhoun, Dunay, Miskel & Backman, LLP



# EXHIBIT Q

## Trip Generation Calculations



## PM PEAK HOUR TRIP GENERATION COMPARISON

### EXISTING MAXIMUM WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
Land Use		ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total	
					In	Out																				
GROUP 1	1	Multifamily Housing (Low-Rise)	10	220	793	du	63%	37%	235	138	373	7.8%	29	217	127	344	0.0%	0	217	127	344	0.0%	0	217	127	344
	2																									
	3																									
	4																									
	5																									
	6																									
	7																									
	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
ITE Land Use Code			Rate or Equation			Total:		235	138	373	7.8%	29	217	127	344	0.0%	0	217	127	344	0.0%	0	217	127	344	
220			LN(Y) = 0.89*LN(X)+0.02																							

### PROPOSED MAXIMUM WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS				
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total		
					In	Out																				
1 Multifamily Housing (Low-Rise)	10	220	1044	du	63%	37%	300	176	476	7.8%	37	277	162	439	0.0%	0	277	162	439	0.0%	0	277	162	439		
2																										
3																										
4																										
5																										
6																										
7																										
8																										
9																										
10																										
11																										
12																										
13																										
14																										
15																										
ITE Land Use Code					Rate or Equation		Total:		300	176	476	7.8%	37	277	162	439	0.0%	0	277	162	439	0.0%	0	277	162	439
220					LN(Y) = 0.89*LN(X)+0.02																					

	IN	OUT	TOTAL
NET NEW TRIPS	60	35	95

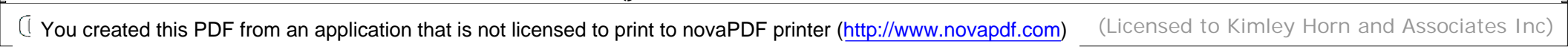


# EXHIBIT R

## Trip Distribution



## SERPM 8.504





# EXHIBIT S

Planned Mass Transits Routes & Correspondence



**From:** Hew, Noemi <NHEW@broward.org>  
**Sent:** Wednesday, May 19, 2021 3:04 PM  
**To:** Crawford, Tara; Selanikio, Raquel  
**Cc:** Fulchan, Kevin; Kanaan, Omar; Hussaini, Danish  
**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard

**Categories:** External

Hi Raquel,

BCT does not have any immediate plans to improve bus stops along that segment.

Please let me know if you have any questions.

Thank you.



**Noemi R. Hew**  
CAPITAL PROGRAMS DIVISION  
BROWARD COUNTY TRANSPORTATION DEPARTMENT  
1 N. University Drive, Suite 3100A, Plantation, FL 33324  
Office (954) 357-8380 Fax (954) 357-8482  
Email [nhew@broward.org](mailto:nhew@broward.org)  
Website <http://www.broward.org/bct>

---

**From:** Crawford, Tara <tacrawford@broward.org>  
**Sent:** Wednesday, May 19, 2021 1:46 PM  
**To:** 'Selanikio, Raquel' <Raquel.Selanikio@kimley-horn.com>; Hew, Noemi <NHEW@broward.org>  
**Cc:** Fulchan, Kevin <KFULCHAN@broward.org>; Kanaan, Omar <omar.kanaan@kimley-horn.com>; Hussaini, Danish <Danish.Hussaini@kimley-horn.com>  
**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard

Good afternoon Raquel,

You are correct, that is the only route for that segment along Atlantic Blvd.

Noemi can assist you with the bus stop improvements.

Regards,  
Tara

---

**From:** Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>  
**Sent:** Wednesday, May 19, 2021 12:19 PM  
**To:** Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>; Hew, Noemi <[NHEW@broward.org](mailto:NHEW@broward.org)>  
**Cc:** Fulchan, Kevin <[KFULCHAN@broward.org](mailto:KFULCHAN@broward.org)>; Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>; Hussaini, Danish <[Danish.Hussaini@kimley-horn.com](mailto:Danish.Hussaini@kimley-horn.com)>  
**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard



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Good afternoon Tara,

The segment is W Atlantic Boulevard between Ramblewood Drive and Rock Island Road.

Thanks,  
Raquel

**Raquel Selanikio, E.I.**

**Kimley-Horn** | 8201 Peters Road, Suite 2200, Plantation, FL 33324

Direct: 954-828-2405 | Main: 954-535-5100

---

**From:** Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>

**Sent:** Wednesday, May 19, 2021 11:45 AM

**To:** Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>; Hew, Noemi <[NHEW@broward.org](mailto:NHEW@broward.org)>

**Cc:** Fulchan, Kevin <[KFULCHAN@broward.org](mailto:KFULCHAN@broward.org)>; Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>; Hussaini, Danish <[Danish.Hussaini@kimley-horn.com](mailto:Danish.Hussaini@kimley-horn.com)>

**Subject:** RE: Bus Routes and Shelters - W Atlantic Boulevard

Good morning Raquel,

The map extent is really small, what are the limits along Atlantic Blvd that you are interested in?

Regards,  
Tara

---

**From:** Selanikio, Raquel <[Raquel.Selanikio@kimley-horn.com](mailto:Raquel.Selanikio@kimley-horn.com)>

**Sent:** Wednesday, May 19, 2021 11:21 AM

**To:** Crawford, Tara <[tacrawford@broward.org](mailto:tacrawford@broward.org)>; Hew, Noemi <[NHEW@broward.org](mailto:NHEW@broward.org)>

**Cc:** Fulchan, Kevin <[KFULCHAN@broward.org](mailto:KFULCHAN@broward.org)>; Kanaan, Omar <[omar.kanaan@kimley-horn.com](mailto:omar.kanaan@kimley-horn.com)>; Hussaini, Danish <[Danish.Hussaini@kimley-horn.com](mailto:Danish.Hussaini@kimley-horn.com)>

**Subject:** Bus Routes and Shelters - W Atlantic Boulevard

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Good morning Tara and Noemi,

Could you please confirm that the existing BCT Route 42 is the only route planned for W Atlantic boulevard and if there are any future bus shelters programmed along W Atlantic Boulevard in Margate (area in pink in the map below):







## Transportation Analysis Exhibit 'J'

For more details on our fares please  
visit our web site at  
**Broward.org/BCT** or call  
customer service: 954-357-8400.

### Reading a Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol □.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

**Not paying your fare is a crime per  
Florida Statute 812.015.  
Violation constitutes a misdemeanor,  
punishable by jail time and/or a fine.**

Information: 954-357-8400

Hearing-speech impaired:  
Florida Relay Service- 711 or 1-800-955-8771  
TTY- 954-357-8302

This publication can be made available in  
alternative formats upon request.



This symbol is used on bus stop signs  
to indicate accessible bus stops.



BROWARD COUNTY

BOARD OF COUNTY COMMISSIONERS

*An equal opportunity employer and provider of services.*

5,000 copies of this public document were promulgated at a gross cost of \$260, or \$.052 per copy to inform the public about the Transit Division's schedule and route information. Printed 6/20

Broward County Transit

## ROUTE 42 ALL WEEK SCHEDULE

Atlantic Boulevard and Coral Ridge Drive  
to Atlantic Boulevard and A1A  
*via Atlantic Boulevard*

Effective 7/26/20



**New Schedules Monday – Saturday  
Regular Sunday Schedule**

- Face Covering Required • Maintain Social Distancing

Real Time Bus Information  
[MyRide.Broward.org](http://MyRide.Broward.org)



**Broward.org/BCT  
954-357-8400**



# Route 42

BROWARD COUNTY TRANSIT

Coral Ridge Drive to A1A  
via Atlantic Boulevard

## MONDAY - FRIDAY

### EASTBOUND To A1A

ATLANTIC BLVD & CORAL RIDGE DR	ATLANTIC BLVD & UNIVERSITY DR	ATLANTIC BLVD & US 441	ATLANTIC BLVD & POWERLINE RD	NORTHEAST TRANSIT CENTER	A1A
1	2	3	4	5	6
5:40a	5:47a	5:58a	6:06a	6:14a	6:25a
6:40a	6:47a	6:58a	7:07a	7:16a	7:28a
7:32a	7:40a	7:52a	8:01a	8:10a	8:22a
8:13a	8:21a	8:33a	8:42a	8:51a	9:03a
8:59a	9:07a	9:19a	9:28a	9:37a	9:49a
9:45a	9:53a	10:05a	10:14a	10:23a	10:35a
10:31a	10:39a	10:51a	11:00a	11:09a	11:21a
11:17a	11:25a	11:37a	11:46a	11:55a	12:07p
12:03p	12:11p	12:23p	12:32p	12:41p	12:53p
12:49p	12:57p	1:09p	1:18p	1:27p	1:39p
1:35p	1:43p	1:55p	2:04p	2:13p	2:25p
2:21p	2:29p	2:41p	2:50p	2:59p	3:11p
3:07p	3:15p	3:27p	3:36p	3:45p	3:57p
3:53p	4:01p	4:13p	4:22p	4:31p	4:43p
4:39p	4:47p	4:59p	5:08p	5:17p	5:29p
5:25p	5:33p	5:45p	5:54p	6:03p	6:15p
6:11p	6:19p	6:31p	6:40p	6:49p	7:01p
6:57p	7:04p	7:15p	7:23p	7:31p	7:42p
7:43p	7:50p	8:01p	8:09p	8:17p	8:28p
8:29p	8:36p	8:47p	8:55p	9:03p	9:14p
9:15p	9:22p	9:33p	9:41p	9:49p	10:00p G
9:50p	9:57p	10:08p	10:16p	10:24p G	

### WESTBOUND To Coral Ridge Drive

ATLANTIC BLVD & A1A	NORTHEAST TRANSIT CENTER	ATLANTIC BLVD & POWERLINE RD	ATLANTIC BLVD & US 441	ATLANTIC BLVD & UNIVERSITY DR	CORAL RIDGE DR
6	5	4	3	2	1
5:40a	5:52a	6:00a	6:08a	6:19a	6:25a
6:32a	6:44a	6:52a	7:00a	7:12a	7:19a
7:13a	7:26a	7:35a	7:44a	7:56a	8:03a
7:58a	8:11a	8:20a	8:29a	8:41a	8:48a
8:44a	8:57a	9:06a	9:15a	9:27a	9:34a
9:30a	9:43a	9:52a	10:01a	10:13a	10:20a
10:16a	10:29a	10:38a	10:47a	10:59a	11:06a
11:02a	11:15a	11:24a	11:33a	11:45a	11:52a
11:48a	12:01p	12:10p	12:19p	12:31p	12:38p
12:34p	12:47p	12:56p	1:05p	1:17p	1:24p
1:20p	1:33p	1:42p	1:51p	2:03p	2:10p
2:06p	2:19p	2:28p	2:37p	2:49p	2:56p
2:52p	3:05p	3:14p	3:23p	3:35p	3:42p
3:38p	3:51p	4:00p	4:09p	4:21p	4:28p
4:24p	4:37p	4:46p	4:55p	5:07p	5:14p
5:05p	5:18p	5:27p	5:36p	5:48p	5:55p
5:51p	6:04p	6:13p	6:22p	6:34p	6:41p
6:37p	6:50p	6:59p	7:07p	7:18p	7:24p
7:23p	7:35p	7:43p	7:51p	8:02p	8:08p
8:09p	8:21p	8:29p	8:37p	8:48p	8:54p
8:55p	9:07p	9:15p	9:23p	9:34p	9:40p
9:40p	9:52p	10:00p	10:08p	10:19p G	

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.



# SATURDAY There are additional bus stops in between those listed.

## EASTBOUND

To A1A

ATLANTIC BLVD & CORAL RIDGE DR	ATLANTIC BLVD & UNIVERSITY DR	ATLANTIC BLVD & US 441	ATLANTIC BLVD & POWERLINE RD	NORTHEAST TRANSIT CENTER	A1A
1	2	3	4	5	6
5:40a	5:47a	5:58a	6:06a	6:14a	6:25a
6:40a	6:47a	6:58a	7:07a	7:16a	7:28a
7:32a	7:40a	7:52a	8:01a	8:10a	8:22a
8:13a	8:21a	8:33a	8:42a	8:51a	9:03a
8:59a	9:07a	9:19a	9:28a	9:37a	9:49a
9:45a	9:53a	10:05a	10:14a	10:23a	10:35a
10:31a	10:39a	10:51a	11:00a	11:09a	11:21a
11:17a	11:25a	11:37a	11:46a	11:55a	12:07p
12:03p	12:11p	12:23p	12:32p	12:41p	12:53p
12:49p	12:57p	1:09p	1:18p	1:27p	1:39p
1:35p	1:43p	1:55p	2:04p	2:13p	2:25p
2:21p	2:29p	2:41p	2:50p	2:59p	3:11p
3:07p	3:15p	3:27p	3:36p	3:45p	3:57p
3:53p	4:01p	4:13p	4:22p	4:31p	4:43p
4:39p	4:47p	4:59p	5:08p	5:17p	5:29p
5:25p	5:33p	5:45p	5:54p	6:03p	6:15p
6:11p	6:19p	6:31p	6:40p	6:49p	7:01p
6:57p	7:04p	7:15p	7:23p	7:31p	7:42p
7:43p	7:50p	8:01p	8:09p	8:17p	8:28p
8:29p	8:36p	8:47p	8:55p	9:03p	9:14p
9:15p	9:22p	9:33p	9:41p	9:49p	10:00p G
9:50p	9:57p	10:08p	10:16p	10:24p G	

## WESTBOUND

To Coral Ridge Drive

ATLANTIC BLVD & A1A	NORTHEAST TRANSIT CENTER	ATLANTIC BLVD & POWERLINE RD	ATLANTIC BLVD & US 441	ATLANTIC BLVD & UNIVERSITY DR	CORAL RIDGE DR
6	5	4	3	2	1
5:40a	5:52a	6:00a	6:08a	6:19a	6:25a
6:32a	6:44a	6:52a	7:00a	7:12a	7:19a
7:13a	7:26a	7:35a	7:44a	7:56a	8:03a
7:58a	8:11a	8:20a	8:29a	8:41a	8:48a
8:44a	8:57a	9:06a	9:15a	9:27a	9:34a
9:30a	9:43a	9:52a	10:01a	10:13a	10:20a
10:16a	10:29a	10:38a	10:47a	10:59a	11:06a
11:02a	11:15a	11:24a	11:33a	11:45a	11:52a
11:48a	12:01p	12:10p	12:19p	12:31p	12:38p
12:34p	12:47p	12:56p	1:05p	1:17p	1:24p
1:20p	1:33p	1:42p	1:51p	2:03p	2:10p
2:06p	2:19p	2:28p	2:37p	2:49p	2:56p
2:52p	3:05p	3:14p	3:23p	3:35p	3:42p
3:38p	3:51p	4:00p	4:09p	4:21p	4:28p
4:24p	4:37p	4:46p	4:55p	5:07p	5:14p
5:05p	5:18p	5:27p	5:36p	5:48p	5:55p
5:51p	6:04p	6:13p	6:22p	6:34p	6:41p
6:37p	6:50p	6:59p	7:07p	7:18p	7:24p
7:23p	7:35p	7:43p	7:51p	8:02p	8:08p
8:09p	8:21p	8:29p	8:37p	8:48p	8:54p
8:55p	9:07p	9:15p	9:23p	9:34p	9:40p
9:40p	9:52p	10:00p	10:08p	10:19p G	

# SUNDAY

## EASTBOUND

To A1A

ATLANTIC BLVD & CORAL RIDGE DR	ATLANTIC BLVD & UNIVERSITY DR	ATLANTIC BLVD & US 441	ATLANTIC BLVD & POWERLINE RD	NORTHEAST TRANSIT CENTER	A1A
1	2	3	4	5	6
8:45a	8:52a	9:03a	9:11a	9:19a	9:30a
9:45a	9:52a	10:03a	10:11a	10:19a	10:30a
10:45a	10:52a	11:03a	11:12a	11:21a	11:33a
11:45a	11:53a	12:05p	12:14p	12:23p	12:35p
12:45p	12:53p	1:05p	1:14p	1:23p	1:35p
1:45p	1:53p	2:05p	2:14p	2:23p	2:35p
2:45p	2:53p	3:05p	3:14p	3:23p	3:35p
3:45p	3:53p	4:05p	4:14p	4:23p	4:35p
4:45p	4:53p	5:05p	5:14p	5:23p	5:35p
5:45p	5:53p	6:05p	6:14p	6:23p	6:35p
6:45p	6:53p	7:05p	7:13p	7:21p	7:32p
7:45p	7:52p	8:03p	8:11p	8:19pG	

## WESTBOUND

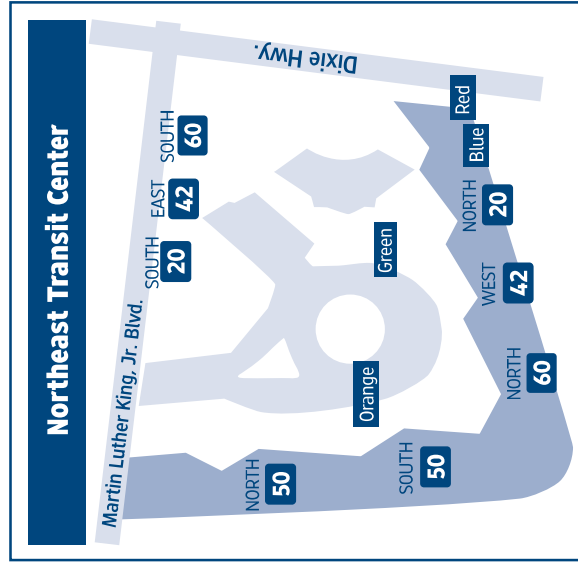
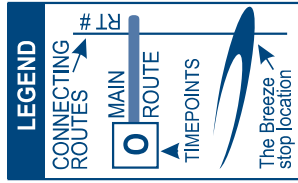
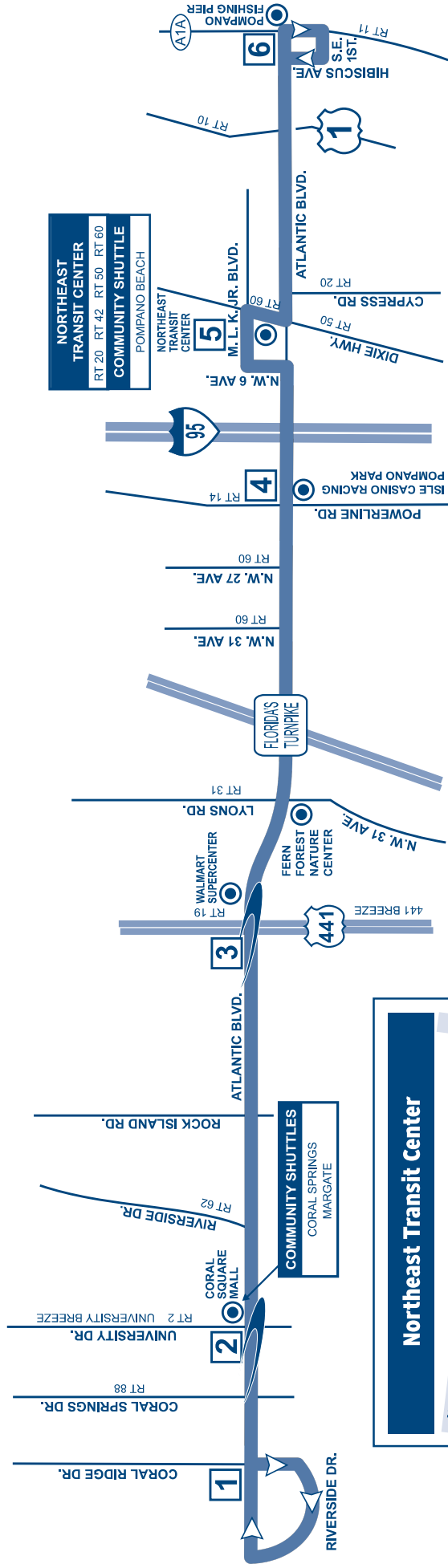
To Coral Ridge Drive

ATLANTIC BLVD & A1A	NORTHEAST TRANSIT CENTER	ATLANTIC BLVD & POWERLINE RD	ATLANTIC BLVD & US 441	ATLANTIC BLVD & UNIVERSITY DR	CORAL RIDGE DR
6	5	4	3	2	1
8:45a	8:57a	9:05a	9:13a	9:24a	9:30a
9:45a	9:57a	10:05a	10:13a	10:24a	10:30a
10:45a	10:57a	11:06a	11:15a	11:27a	11:34a
11:45a	11:58a	12:07p	12:16p	12:28p	12:35p
12:45p	12:58p	1:07p	1:16p	1:28p	1:35p
1:45p	1:58p	2:07p	2:16p	2:28p	2:35p
2:45p	2:58p	3:07p	3:16p	3:28p	3:35p
3:45p	3:58p	4:07p	4:16p	4:28p	4:35p
4:45p	4:58p	5:07p	5:16p	5:28p	5:35p
5:45p	5:58p	6:07p	6:16p	6:28p	6:35p
6:45p	6:58p	7:06p	7:14p	7:25p	7:31p
7:45p	7:57p	8:05p	8:13p	8:24pG	



# ROUTE 42

Coral Ridge Drive to A1A  
via Atlantic Boulevard





## Customer Service

Monday - Friday.....7 am - 7:45 pm

Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

## Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day	Labor Day	Memorial Day
Independence Day	Thanksgiving Day	Christmas Day

## Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.\* Children (under 40 inches ride FREE)

## Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

**10 Ride Pass:** 10 Rides any time, any day. Expires after the tenth ride is taken.

**7 Day Pass:** Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

**31 Day Adult Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**31 Day Reduced Pass:** Youth\*, Seniors\*, Disabled\*, Medicare\*, College Student\*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

**\*\*Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

**\*\*Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

\*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

\*\* Premium Bus Pass can be purchased online at [Broward.org/BCT](http://Broward.org/BCT) and at select Broward County library locations.

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**WHEN IT COMES TO OUR SAFETY,  
WE CAN ALWAYS USE AN EXTRA PAIR OF  
EYES AND EARS. BE ALERT.  
CALL 954-357-LOOK (5665). TELL US.**

## TRANSFER POLICY - EFFECTIVE 7/10/11

### TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a \$1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the \$1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the \$1.00 upgrade fee when boarding Express buses.

### PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

### TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

### TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays \$.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

### TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a \$.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.



## A&As ROUTES COMMUNITY BUS SERVICE

The City of Margate and Broward County Transit (BCT) have partnered to provide the A&As route. This community bus service will increase the number of destinations and connections that can be reached through public transit. Destinations along the A&As routes include: Margate Terminal, NW Medical Center, Coral Landings (Publix), Turtle Creek Dr, (Walmart), LakeWood Plaza (Harbor Freight, Walmart, Marshalls), Peppertree Plaza (Winn-Dixie), and Palm Lakes Plaza (Publix).

Connections are available to BCT routes 19, 34, 42, 60, 83, 441 Breeze, Coral Springs Blue Community Bus, Coconut Creek North/South Community Bus, and Margate Route C & D Community Bus (Monday through Friday).

All buses utilized on this route are air-conditioned and wheelchair accessible in accordance with the Americans with Disabilities Act (ADA). Bicycle racks are also provided. Please refer to this pamphlet for instruction on how to correctly use the bicycle racks.

The Margate A&As Community Bus Routes are FREE of charge, but riders making connections to BCT routes and Coral Springs Community Bus are expected to pay the appropriate fares.

### HOURS OF OPERATION

**A ROUTE:** Monday through Friday:  
7:30 am – 4:30 pm

**As ROUTE:** Saturday only: 7:30 am – 4:47 pm

The A&As Community Bus Routes operate approximately every 60 to 70 minutes, with assigned stops. Please refer to the timetable and map on the reverse side of this pamphlet. The bus will operate as close to schedule as possible. Traffic conditions and/or inclement weather may cause the bus to arrive earlier or later than the expected time. Please allow yourself enough time when using this service. The Margate Community Bus Routes will not operate once a hurricane warning has been issued or if other hazards do not allow for the safe operation of the bus.

### HOLIDAYS

The A&As Community Bus Routes do not operate on the following holidays observed by the City of Margate:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

### BIKE RACKS

Bike racks are available on Margate Community Buses. Racks are designed to carry two bikes only. It is important to have the operator's attention before loading and unloading your bike. As the bus approaches, have your bike ready to load. Remove any loose items that may fall off.

#### Loading

- Always load your bike from the curbside of the street.
- **Lower**-Squeeze the handle and pull down to release the folded bike rack.
- **Lift** your bike into the rack, fitting the wheels into the slots of the vacant position closest to the bus.
- **Latch**-Pull and release the support arm over the front tire, making sure the support arm is resting on the tire, not on the fender or frame.

#### Unloading

- Before exiting, notify the operator you are removing your bike.
- Pull the support arm off the tire. Move the support arm down and out of the way. Lift your bike out of the rack. If your bike is the only one on the rack, return the rack to the upright position.
- Move quickly to the curb.



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**TRANSPORTATION DEPARTMENT**  
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#### PROTECTIONS OF TITLE VI OF THE

##### CIVIL RIGHTS ACT OF 1964 AS AMENDED

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3,000 copies of this public document were promulgated at a gross cost of \$43.00 or \$0.016 per copy to inform the public about Broward County Transit (BCT) and Margate A&As Route. Printed 5/16

## Information

For more information about Margate Inner-City Transit (MIT) routes and connections, call:

**Limousines of South Florida**  
**954-463-0845**

**Office Hours**  
**Monday through Friday**  
**6 am - 9 pm**

Hearing-speech impaired/TTY  
**954-956-9268**

Visit the City of Margate's web site at:  
**www.margatefl.com**

For additional information about BCT routes, fares or connections, call:

**BCT Rider Info**  
**954-357-8400**

Hearing-speech impaired/TTY  
**954-357-8302**



Visit Broward County Transit's web site at:

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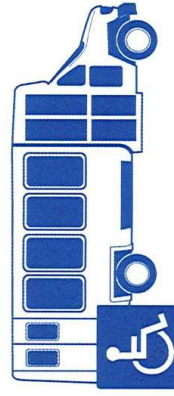
**MARGATE ROUTE**  
**A&As**

**BCT Route 753 M-F**  
**BCT Route 754 Sat.**



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**Inner-City Transit**



**Effective: March 2016**



# ROUTE A&S

## ROUTE A

## EASTBOUND TO HWY. 441

**To Margate Terminal, NW Medical, Coral Landings, Wal-**

Location	1	2	3	4	5	6
Holiday Springs Shopping Center	7:30a 8:30a 9:30a	7:40a 8:40a 9:40a	7:50a 8:50a 9:50a	7:57a 8:57a 9:57a	8:03a 9:03a 10:03a	8:13a 9:13a 10:13a
Royal Palm Blvd. & NW 63 Ave.	10:30a 11:30a 12:30p	10:40a 11:40a 12:40p	10:50a 11:50a 12:50p	10:57a 11:57a 12:57p	11:03a 12:03p 1:03p	11:13a 12:13p 1:13p
Margate Terminal	1:30p 2:30p 3:30p	1:40p 2:40p 3:40p	1:50p 2:50p 3:50p	1:57p 2:57p 3:57p	2:03p 3:03p 4:03p	2:13p 3:13p 4:13p
NW Medical Center						
PepperTree Plaza						
Sample Rd. & US 441						
Public Coral Landings						

NUMBERS INDICATE TIME POINTS ON THE N

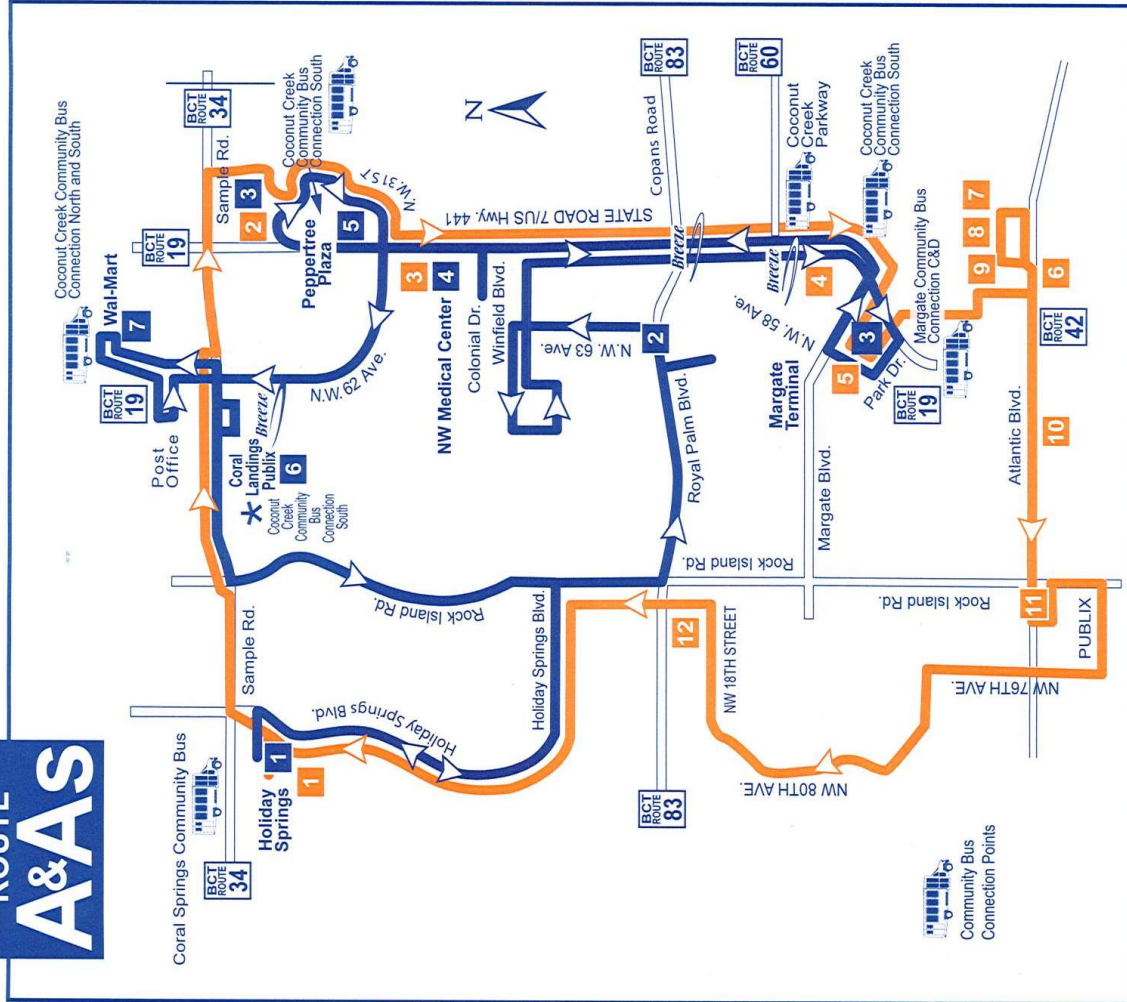
## SATURDAY

## ROUTE AS

EASTBOUND To Hwy. 441

Location	1	2	3	4	5	6
Holiday Springs Shopping Center	7:30a	7:38a	7:44a	7:49a	7:51a	8:00a
PepperTree Plaza Sample Rd. & US 441	8:40a	8:48a	8:54a	8:59a	9:01a	9:10a
NW Medical Center	9:50a	9:58a	10:04a	10:09a	10:11a	10:20a
US 441 & Margale Blvd.	11:00a	11:08a	11:14a	11:19a	11:21a	11:30a
Margale Terminal	12:10p	12:18p	12:24p	12:29p	12:31p	12:40p
Atlantic Blvd. & West Palm Dr.	1:20p	1:28p	1:34p	1:39p	1:41p	1:50p
	2:30p	2:38p	2:44p	2:49p	2:51p	3:00p
	3:40p	3:48p	3:54p	3:59p	4:01p	4:10p

NUMBERS INDICATE TIME POINTS ON THE MONTHLY CALENDAR





## MARGATE C ROUTES COMMUNITY BUS SERVICE

The City of Margate and Broward County Transit (BCT) have partnered to provide the C Route. This community bus service will increase the number of destinations and connections that can be reached through public transit. Destinations along the **Margate C** Route include: Margate Terminal, Coral Square Mall, Holiday Springs and surrounding neighborhoods.

Connections are available to BCT routes 2, 19, 34, 42, 62, 83, 441 and University Breeze, Coral Springs Blue Community Bus, Coconut Creek South Community Bus, and Margate Route A & D Community Bus.

All buses utilized on this route are air-conditioned and wheelchair accessible in accordance with the American with Disabilities Act (ADA). Bicycle racks are also provided. Please refer to this pamphlet for instruction on how to correctly use the bicycle racks.

The **Margate C** Community Bus Route is FREE of charge, but riders making connections to BCT routes and Coral Springs Community Bus are expected to pay the appropriate fares.

## HOURS OF OPERATION

**Margate C ROUTE:** Monday through Friday:  
7:30 am – 4:30 pm

The **Margate C** Community Bus Route operates approximately every 60 minutes, with assigned stops. Please refer to the timetable and map on the reverse side of this pamphlet. The bus will operate as close to schedule as possible. Traffic conditions and/or inclement weather may cause the bus to arrive earlier or later than the expected time. Please allow yourself enough time when using this service. The **Margate C** Community Bus Route will not operate once a hurricane warning has been issued or if other hazards do not allow for the safe operation of the bus.

## HOLIDAYS

The **Margate C** Community Bus Route does not operate on the following holidays observed by the City of Margate:

- New Year's Day
- Independence Day
- Thanksgiving Day
- Memorial Day
- Labor Day
- Christmas Day

## BIKE RACKS

Bike racks are available on the **Margate C** Community Bus Route. Racks are designed to carry two bikes only. It is important to have the operator's attention before loading and unloading your bike. As the bus approaches, have your bike ready to load. Remove any loose items that may fall off.

### Loading

- **Always** load your bike from the curbside of the street.
- **Lower**-Squeeze the handle and pull down to release the folded bike rack.
- **Lift** your bike into the rack, fitting the wheels into the slots of the vacant position closest to the bus.
- **Latch**-Pull and release the support arm over the front tire, making sure the support arm is resting on the tire, not on the fender or frame.

### Unloading

- Before exiting, notify the operator you are removing your bike.
- Pull the support arm off the tire. Move the support arm down and out of the way. Lift your bike out of the rack. If your bike is the only one on the rack, return the rack to the upright position.
- Move quickly to the curb.



**BROWARD COUNTY BOARD OF COUNTY  
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### PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

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3,000 copies of this public document were promulgated at a gross cost of \$43.00 or \$0.018 per copy to inform the public about Broward County Transit (BCT) and Margate C Route. Printed 6/16

## Information

For more information about Margate Inner-City Transit (MIT) routes and connections, call:

**Limousines of South Florida**  
**954-463-0845**

### Office Hours

**Monday through Friday**

**6 am - 9 pm**

Hearing-speech impaired/TTY  
**954-956-9268**

Visit the City of Margate's web site at:  
**www.margatefl.com**

For additional information about BCT routes, fares or connections, call:

### BCT Rider Info

**954-357-8400**

Hearing-speech impaired/TTY  
**954-357-8302**



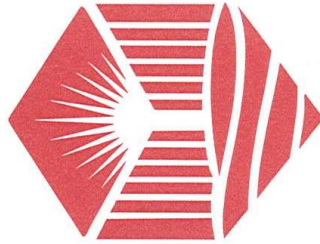
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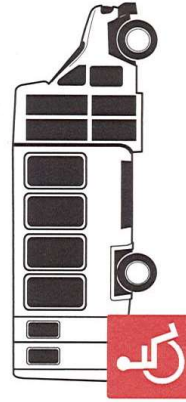


**BCT Route 710**



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Inner-City Transit**

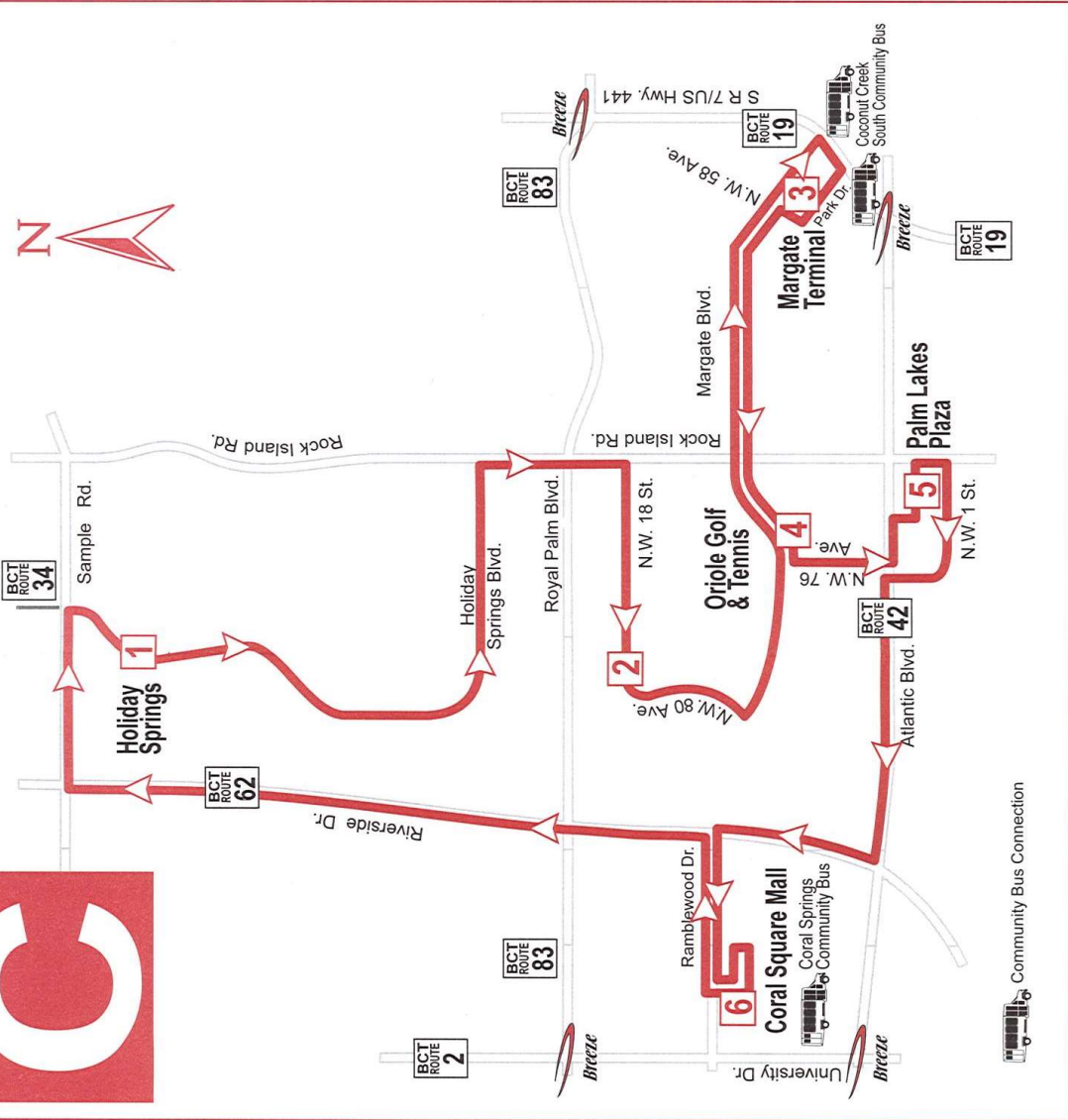


**Effective: March 2016**





**HOLIDAY SPRINGS • MARGATE TERMINAL  
PALM LAKES PLAZA • CORAL SQUARE MALL  
MONDAY THROUGH FRIDAY**



ROUTE C		SOUTHBOUND		WESTBOUND		NORTHBOUND	
		To Margate Terminal		To Coral Square Mall		To Holiday Springs	
		Holiday Springs Blvd. & Sample Road	Margate Terminal	Margate Blvd & Golf Circle Dr.	Palm Lakes Plaza	Coral Square Mall	Holiday Springs Blvd. & Sample Road
1	2	3	4	5	6	1	
7:30	7:35	7:50	7:55	8:00	8:10	8:25	
8:30	8:35	8:50	8:55	9:00	9:10	9:25	
9:30	9:35	9:50	9:55	10:00	10:10	10:25	
10:30	10:35	10:50	10:55	11:00	11:10	11:25	
11:30	11:35	11:50	11:55	12:00	12:10	12:25	
12:30	12:35	12:50	12:55	1:00	1:10	1:25	
1:30	1:35	1:50	1:55	2:00	2:10	2:25	
2:30	2:35	2:50	2:55	3:00	3:10	3:25	
3:30	3:35	3:50	3:55	4:00	4:10	4:25	

NUMBERS INDICATE TIME POINTS ON THE MAP

The **Margate C** Community Bus Route is **FREE** of charge, but riders making connections to BCT routes are expected to pay the appropriate fares.



## MARGATE D ROUTE COMMUNITY BUS SERVICE

The City of Margate and Broward County Transit (BCT) have partnered to provide the D Route. This community bus service will increase the number of destinations and connections that can be reached through public transit. Destinations along the **MARGATE D** Route include: Margate Terminal, Lakewood Plaza (Walmart, Marshalls, Walgreens), Palm Lakes Plaza, Applegreen, Oakland Hills, Teleperformance, and surrounding neighborhoods.

Connections are available to BCT Routes 19, 42, 60, 62, 441 Breeze, Coconut Creek South Community Bus, and Margate Routes A & C Community Bus. All buses utilized on this route are air-conditioned and wheelchair accessible in accordance with the American with Disabilities Act (ADA). Bicycle racks are also provided. Please refer to this pamphlet for instruction on how to correctly use the bicycle racks.

The **Margate D** Community Bus Route is FREE of charge, but riders making connections to BCT routes and Coral Springs Community Bus are expected to pay the appropriate fares.

## HOURS OF OPERATION

**Margate D ROUTE:** Monday through Friday:  
7:20 am – 4:20 pm

The **Margate D** Community Bus Route operates approximately every 60 minutes, with assigned stops. Please refer to the timetable and map on the reverse side of this pamphlet. The bus will operate as close to schedule as possible. Traffic conditions and/or inclement weather may cause the bus to arrive earlier or later than the expected time. Please allow yourself enough time when using this service. The **Margate D** Community Bus Route will not operate once a hurricane warning has been issued or if other hazards do not allow for the safe operation of the bus.

## HOLIDAYS

The **Margate D** Community Bus Route does not operate on the following holidays observed by the City of Margate:

- New Year's Day
- Independence Day
- Thanksgiving Day
- Memorial Day
- Labor Day
- Christmas Day

## BIKE RACKS

Bike racks are available on the **Margate D** Community Bus Route. Racks are designed to carry two bikes only. It is important to have the operator's attention before loading and unloading your bike. As the bus approaches, have your bike ready to load. Remove any loose items that may fall off.

### Loading

- Always load your bike from the curbside of the street.
- **Lower**-Squeeze the handle and pull down to release the folded bike rack.
- **Lift** your bike into the rack, fitting the wheels into the slots of the vacant position closest to the bus.
- **Latch**-Pull and release the support arm over the front tire, making sure the support arm is resting on the tire, not on the fender or frame.

### Unloading

- Before exiting, notify the operator you are removing your bike.
- Pull the support arm off the tire. Move the support arm down and out of the way. Lift your bike out of the rack. If your bike is the only one on the rack, return the rack to the upright position.
- Move quickly to the curb.



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## Information

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**954-463-0845**

### Office Hours

**Monday through Friday**  
**6 am - 9 pm**

Hearing-speech impaired/TTY  
**954-956-9268**

Visit the City of Margate's web site at:  
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For additional information about BCT routes, fares or connections, call:

### BCT Rider Info

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Hearing-speech impaired/TTY  
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**MARGATE**  
**Route**

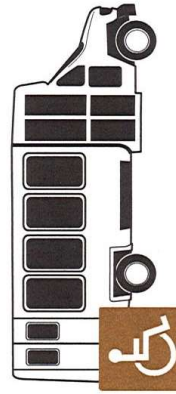


**BCT Route 711**



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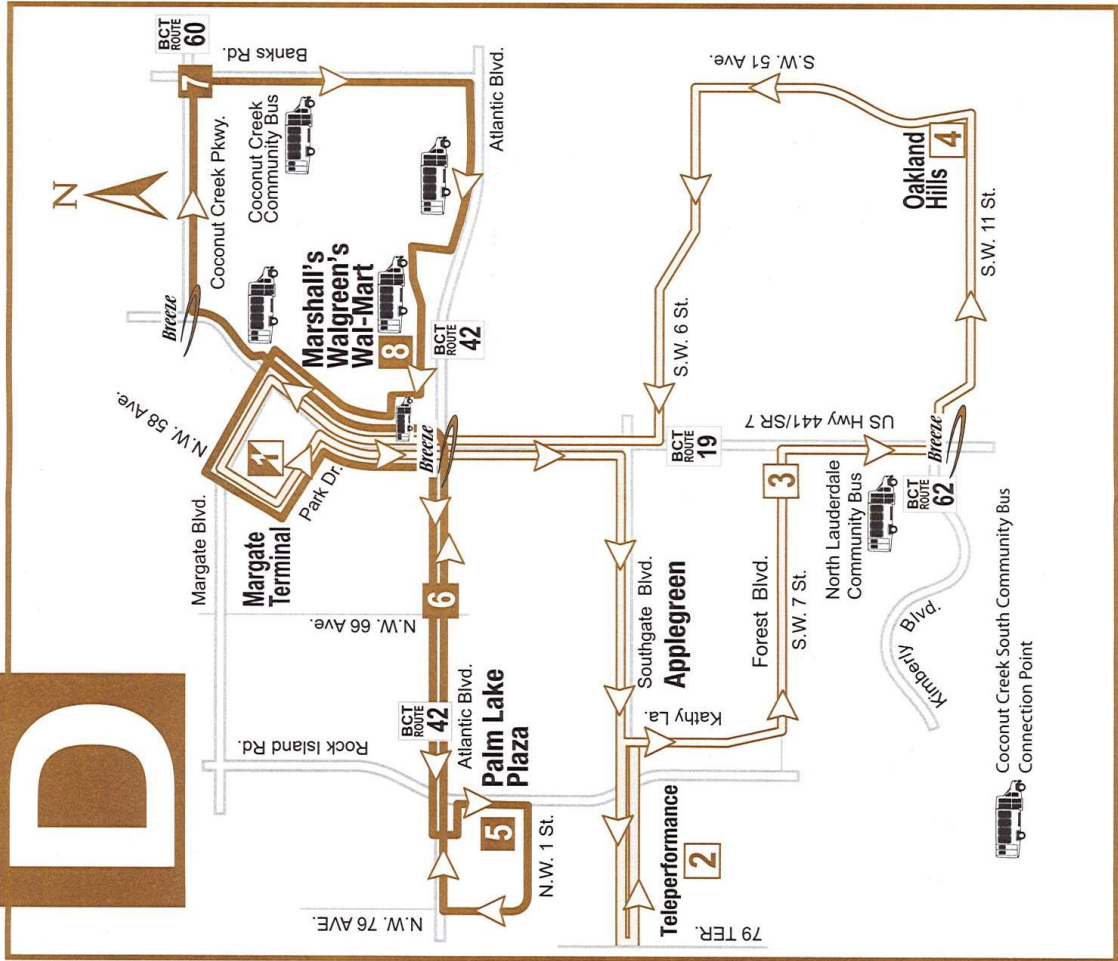
**Margate**  
**Inner-City Transit**



**Effective: March 2016**



# ROUTE D



**MARGATE TERMINAL • SOUTHGATE BLVD. • FOREST BLVD. AT  
APPLEGREEN • OAKLAND HILLS • PALM LAKES PLAZA •  
LAKEWOOD PLAZA**

**MONDAY THROUGH FRIDAY**

ROUTE D			
SOUTHBOUND		WESTBOUND	EASTBOUND
To T.A.G., Apple Green, Oakland Hills		To Palm Lakes Plaza	To Coconut Creek Pkwy, Banks Rd.
Margate Terminal	Oakland Hills	Margate Terminal	Palm Lake Plaza
1	4	1	5
2	3	5	6
7:28	7:32	7:47	8:02
8:28	8:32	8:47	9:02
9:28	9:32	9:47	10:02
10:28	10:32	10:47	11:02
11:28	11:32	11:47	12:02
12:28	12:32	12:47	1:02
1:28	1:32	1:47	2:02
2:28	2:32	2:47	3:02
3:28	3:32	3:47	4:02
7:20	7:37	7:57	8:17
8:20	8:37	8:57	9:17
9:20	9:37	9:57	10:17
10:20	10:37	10:57	11:17
11:20	11:37	11:57	12:17
12:20	12:37	12:57	1:17
1:20	1:37	1:57	2:17
2:20	2:37	2:57	3:17
3:20	3:37	3:57	4:17
			4:20

NUMBERS INDICATE TIME POINTS ON THE MAP.

The **Margate D** Community Bus Route is **FREE** of charge, but riders making connections to BCT routes are expected to pay the appropriate fares.



# EXHIBIT T

## Affordable Housing Study



# Miami Economic Associates, Inc.

August 19, 2021

Ms. Khaleah A. Evelyn  
Project Coordinator  
Kimley-Horn  
1615 Congress Avenue #201  
Delray Beach, FL 33445

## **Re: Margate Affordable Housing Analysis**

Dear Ms. Evelyn:

Pursuant to your request, Miami Economic Associates, Inc. (MEAI) has performed an analysis to determine the availability of affordable housing in the City of Margate. We understand that this letter, which summarizes the results of the analysis we performed, will accompany an application to the City of Margate as well as Broward County to allow for the development of a new 200-unit condominium project within the City. At the present time, the pricing schedule for the new units is not available. Accordingly, we have been unable to determine whether their development will increase the existing supply of affordable housing within Margate.

Tables 1 and 2, on the page following, were prepared using a methodology formulated for Broward County by the Jorge M. Perez Metropolitan Center of Florida International University. Review of Table 1 shows that the City of Margate has surplus of units affordable to moderate-income owner households as well as both its moderate-income owner and renter households. MEAI questions the validity of the latter calculation because it implies that all moderate-income renter households seek to change their tenure status, which is likely not be true. Table 1 also shows that there is an insufficient supply of units to accommodate the demand of low-income owner households. However, the deficit is relatively small, equating to less than 15 percent of demand.

Table 2, which addresses renter households, shows that there is sufficient supply of units to accommodate the demand of all low- and moderate-income households. Large



**Table 1: Existing Owner Supply/Demand Analysis**

<b>Category/ Income Level</b>	<b>Household Income</b>	<b>Total Owner Households (Demand)</b>	<b>Affordable Price Levels</b>	<b>Number of Affordable Units (Supply)</b>	<b>Surplus/(Gap)</b>
Low Income Owners 50 - 80% Median	\$37,434 - \$58,720	3,043	\$112,202 - \$176,160	2,603	(440)
Moderate Income Owner 80 - 120% Median	\$58,721 - \$88,080	3,133	\$176,161 - \$264,240	4,121	988
Moderate Income Owners & Renters 80 - 120% Median	\$58,721 - \$88,080	4,118	\$176,161 - \$264,240	4,121	3

Source: U.S. Census, 2019 ACS 5-Year Estimate; analysis and table prepared by Miami Economic Associates, Inc.

**Table 2: Existing Renter Supply/Demand Analysis**

<b>Category/ Income Level</b>	<b>Household Income</b>	<b>Total Renter Households (Demand)</b>	<b>Affordable Rent Levels</b>	<b>Number of Affordable Units (Supply)</b>	<b>Surplus/Gap</b>
Extremely Low Income Renters 0 - 30% Median	\$0 - \$22,020	2,070	\$0 - \$551	344	(1,726)
Very Low Income Renters 30 - 50% Median	\$22,201 - \$36,700	1,653	\$552 - 917	689	(964)
Low Income Renters 50 - 80% Median	\$37,600 - \$58,720	1,584	\$918 - \$1,468	3,327	1,743
Moderate Income Renters 80 - 120% Median	\$58,721 - \$88,080	987	\$1,469 - \$2,202	2,132	1,145

Source: U.S. Census, 2019 ACS 5-Year Estimate; analysis and table prepared by Miami Economic Associates, Inc.



Ms. Khaleah A. Evelyn  
Project Coordinator  
Kimley-Horn  
August 19, 2021  
Page 2

deficits of units do, however, exist with respect to the extremely low-income and very low-income households; however, it is essentially impossible for the private sector to satisfy the needs of those segments of the community without governmental subsidies being provided.

In summary, MEAI believes the City of Margate's existing supply of housing is serving significant portion of its community that require affordable housing. We further believe that it is the public sector that will need to address the unmet needs of the extremely and very low-income renters who are currently poorly served as well as a small portion of low-income owners.

Sincerely,  
Miami Economic Associates, Inc.



Andrew Dolkart  
President



# EXHIBIT U

## Noise Study





EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

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## SITE NOISE STUDY

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Date: 27 August 2021

To: Mike Fimiani

Margate Executive Golf Course, LLC  
5301 N Federal Highway, #350  
Boca Raton, Florida 33487

From: Sam Shroyer, ASA INCE  
Edward Dugger, FAIA ASA NCAC INCE

Re: **Site Noise Study**  
**Margate Executive Golf Course**  
**7870 Margate Boulevard**  
**Margate, Florida 33063**  
ED+A 211311

Mike,

The following report details acoustical measurements performed by Edward Dugger + Associates (ED+A) at 7870 Margate Boulevard and presents the measurement results for comparison with the land use criteria included in Code of Ordinances of the City of Margate, Florida Section 33-87. The measurement results indicate that sound levels at the site are compatible with the criteria.

Please contact ED+A with any questions or comments relating to this report and its contents.





## **SUMMARY**

ED+A were commissioned by Margate Executive Golf Course, LLC to conduct a sound level survey at 7870 Margate Boulevard for comparison with the criteria of City of Margate Code of Ordinances Section 33-87 relating to existing sound levels in areas of proposed residential construction. Long-term acoustical measurements were performed at the site and the resulting data are contained herein. Ultimately, the measured sound levels demonstrate compatibility with residential uses per the Code criteria.

## **SITE INFORMATION**

7870 Margate Boulevard (“the Site”) is currently the location of Margate Executive Golf Course, a public golf course surrounded by residential properties. Margate Executive Golf Course, LLC is proposing the construction of 200 townhouses throughout the area currently occupied by the golf course.

## **ACOUSTICAL MEASUREMENTS**

Sam Shroyer of ED+A deployed a Type-I acoustical measurement system at the Site on the afternoon of August 11, 2021. Equipment utilized for these measurements is detailed in Table 1. The measurement microphone was elevated at a height to reflect multistory buildings (see Figure 1). The approximate location of the measurement system is depicted in Figures 2 and 3.

This location was selected as this portion of the property is nearest to Atlantic Avenue, which was determined to be the predominant source of ambient noise in the area (see Figure 4). Accordingly, ambient sound levels measured at this location would be expected to be greater than those that would be measured in other area of the Site.

Measurements began on Wednesday, August 11, 2021 and continued until the system was removed on Wednesday, August 18.



Table 1. Measurement Equipment			
Manufacturer	Model	Serial Number	Laboratory Calibration
Brüel and Kjær	Type 2250 Analyzer	3023769	May 20, 2021
Brüel and Kjær	Type 4952 Outdoor Microphone	2788753	February 5, 2021
Brüel and Kjær	Type 4231 Sound Calibrator	2394124	August 25, 2020



Figure 1. Acoustical measurement system.



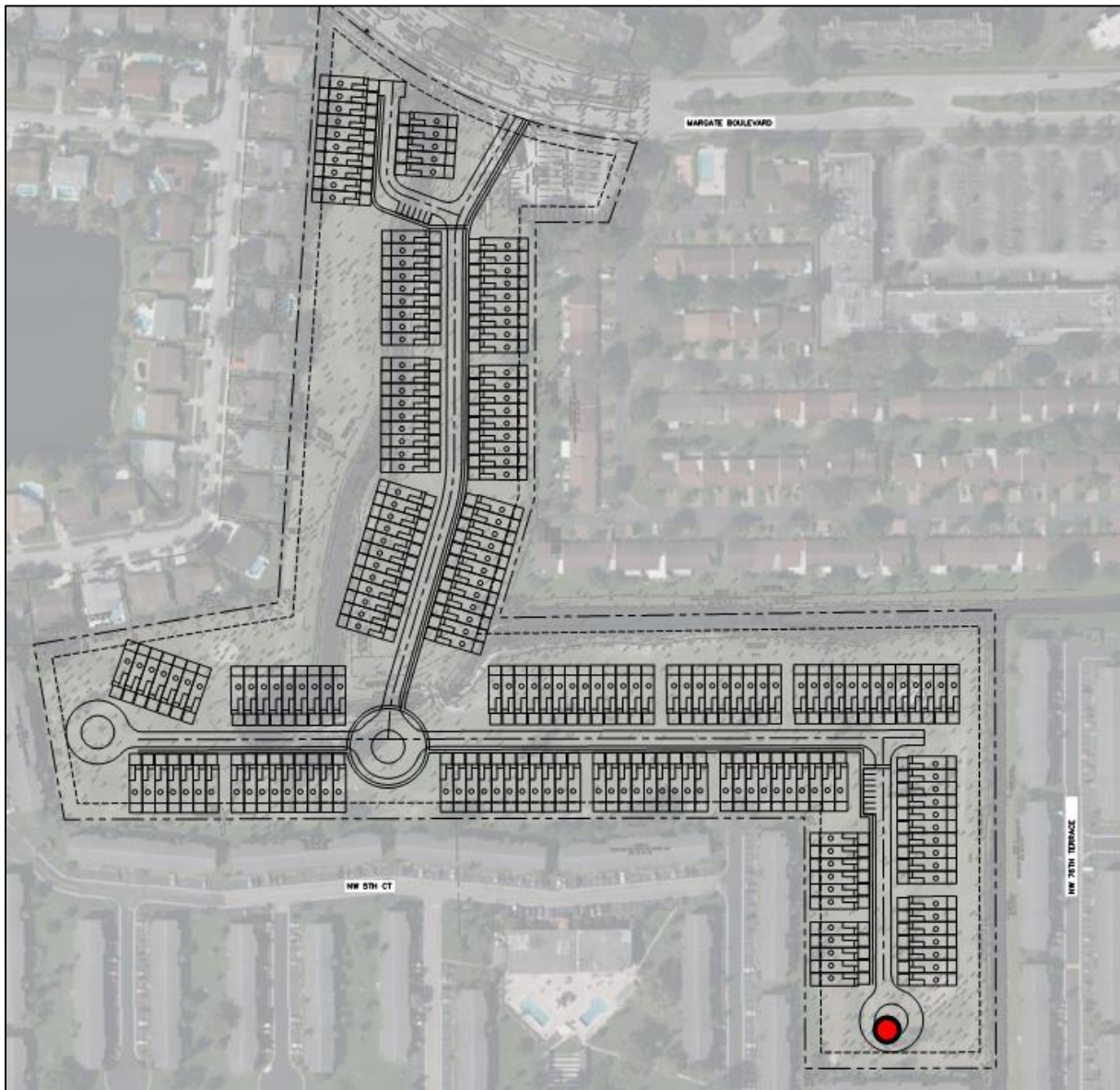


Figure 2. Proposed site plan with measurement location.



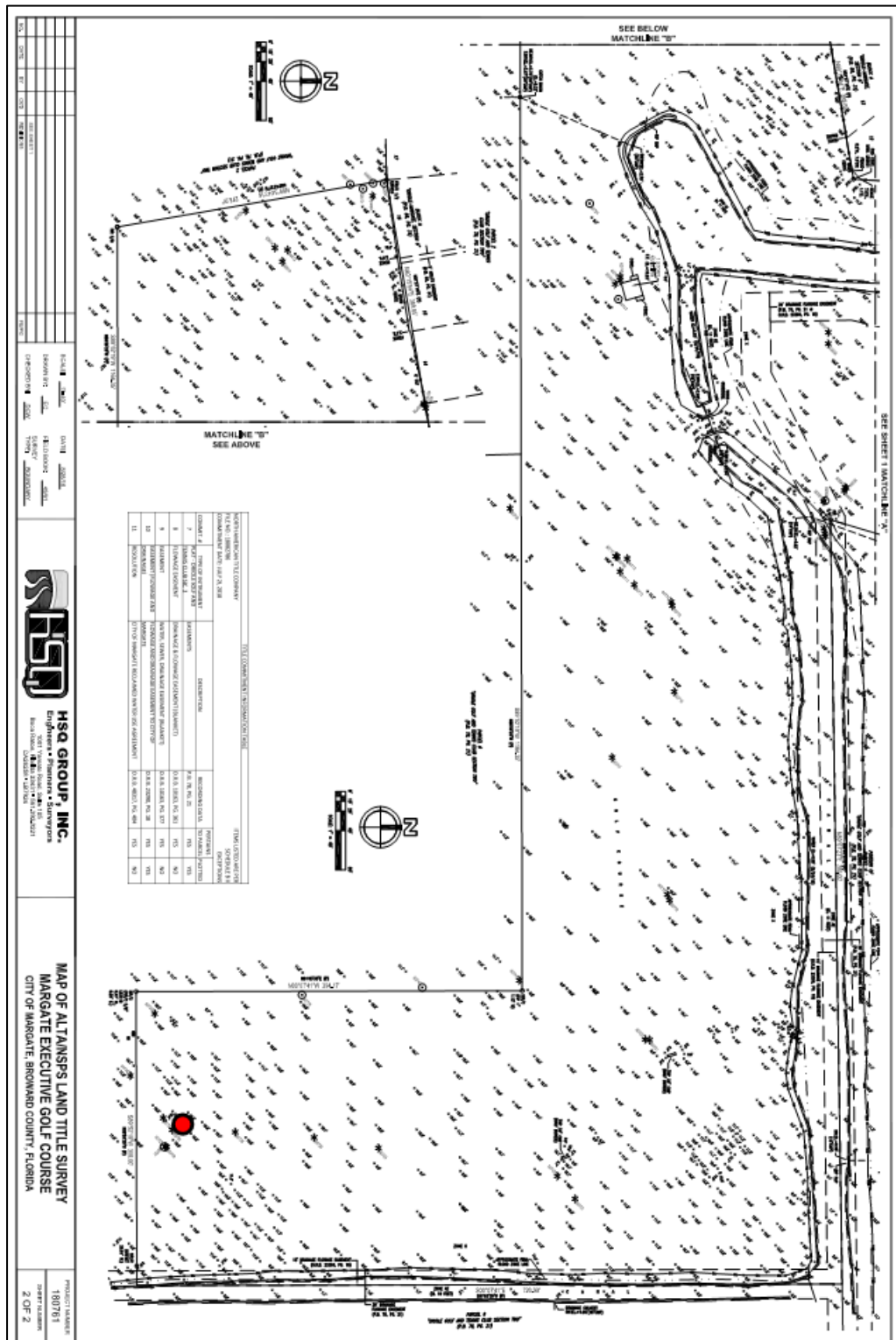


Figure 3. Existing site survey with measurement location.

1239 SE Indian Street, Suite 103, Stuart, Florida 34997  
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Figure 4. Aerial photograph of Margate Executive Golf Course and Atlantic Boulevard.



## REGULATORY CRITERIA

Section 33-87 of the Code of the City of Margate, Florida (“the Ordinance”) includes the following provision for new construction on residential land uses:

*No new residential construction, either single- or multiple-family, shall be approved if the sound pressure level existing in the area of proposed construction exceeds sixty-five (65) dBA for more than twelve (12) hours in twenty-four (24) hours on a normal weekday at any point on the proposed site where habitation is to occur. For multistory buildings, the appropriate height shall be used.*

In summary, the provision states that residential homes should not be constructed where the existing sound levels exceed 65 dBA for more than twelve out of twenty-four hours on a weekday. The Ordinance defines A-weighted sound pressure level as being “the sound pressure level as measured on a sound level meter using the A-weighting network,” but makes no mention of A-weighted equivalent-continuous sound levels ( $L_{Aeq}$ ), a time-average value which are representative of all fluctuations in sound level averaged over a given period that is typically used for community noise evaluations. Thus, measured one-hour  $L_{Aeq}$  are evaluated for comparison with the Ordinance’s criteria.

## RESULTS AND DISCUSSION

The measured one-hour  $L_{Aeq}$  are included in Table 2. Sound levels measured over the entire measurement period are illustrated in Figure 5 and for each individual day in Figures 6 to 13.

Measured one-hour  $L_{Aeq}$  exceeded 65 dBA for only one of the 165 hours of the measurement period, between 2:00 a.m. and 3:00 a.m. on the morning of Friday, August 13.

## CONCLUSION

The results of long-term acoustical measurements over multiple days demonstrate that existing sound levels at 7870 Margate Boulevard comply with the criteria of Section 33-87 of the Code of the City of Margate, Florida.



Table 2. One-Hour $L_{Aeq}$ August 11, 2021 - August 18, 2021								
Interval	Wed, 11-Aug	Thu, 12-Aug	Fri, 13-Aug	Sat, 14-Aug	Sun, 15-Aug	Mon, 16-Aug	Tue, 17-Aug	Wed, 18-Aug
L 0000		49	52	49	50	48	49	51
L 0100		48	51	48	48	48	48	49
L 0200		48	75	47	47	47	48	48
L 0300		49	63	47	47	49	48	50
L 0400		48	47	48	47	47	49	48
L 0500		48	48	47	47	48	48	49
L 0600		50	54	55	48	53	50	54
L 0700		52	60	52	54	53	59	52
L 0800		57	52	53	52	51	53	56
L 0900		53	53	55	53	52	52	54
L 1000		53	54	55	53	58	53	53
L 1100		52	54	56	54	51	52	54
L 1200		53	55	57	54	52	52	55
L 1300		55	55	56	56	52	53	
L 1400		54	55	53	54	52	54	
L 1500		54	54	55	55	54	55	
L 1600	52	55	55	53	53	54	54	
L 1700	56	55	55	53	54	55	54	
L 1800	52	54	55	54	53	54	54	
L 1900	52	53	54	54	53	53	54	
L 2000	51	52	54	52	52	53	52	
L 2100	51	56	53	51	51	52	52	
L 2200	51	51	50	59	51	52	51	
L 2300	50	50	49	52	50	50	50	



Figure 5. One-hour  $L_{Aeq}$   
August 11, 2021 to August 19, 2021

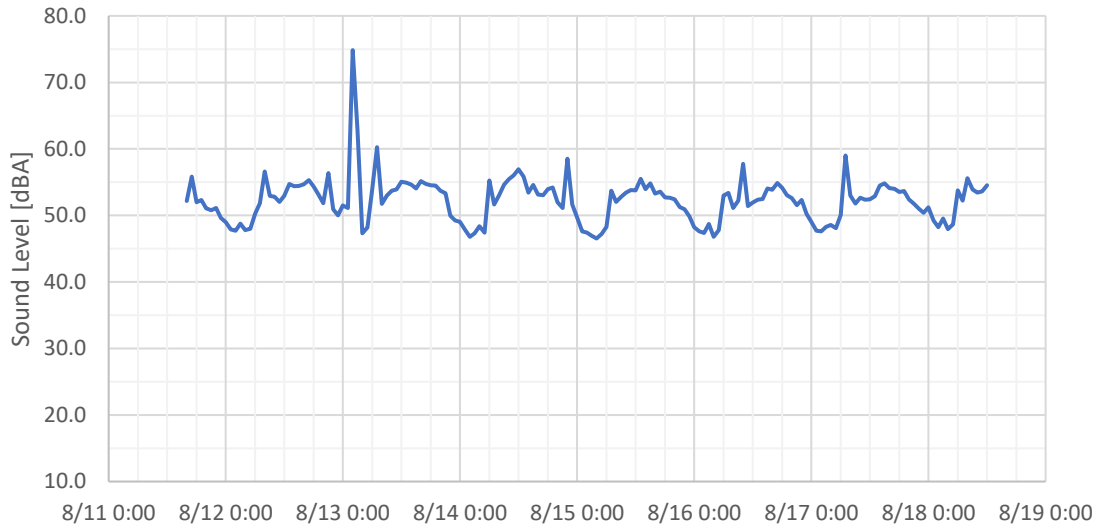


Figure 6. Fifteen-minute  $L_{Aeq}$   
Wednesday, August 11, 2021

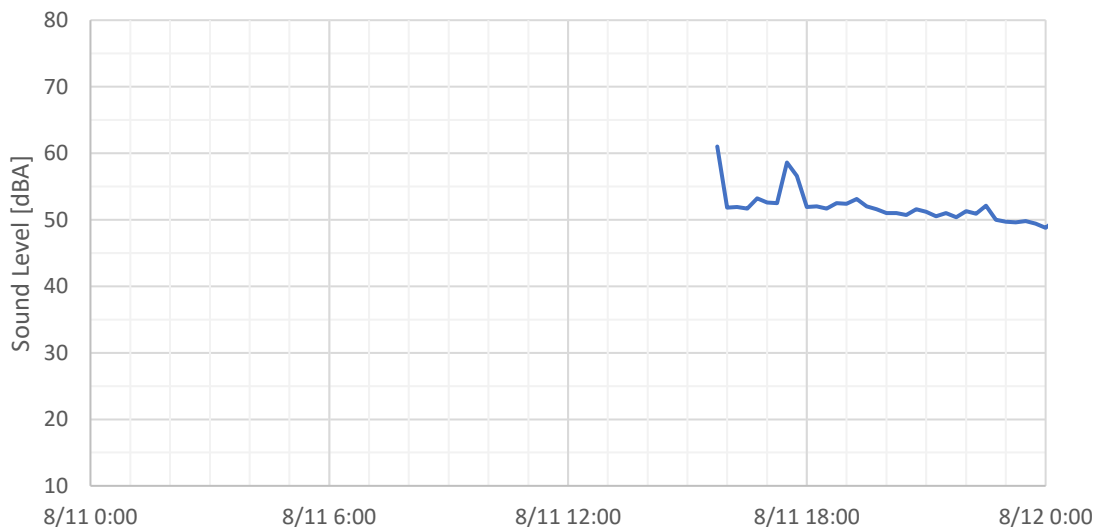




Figure 7. Fifteen-minute  $L_{Aeq}$   
Thursday, August 12, 2021

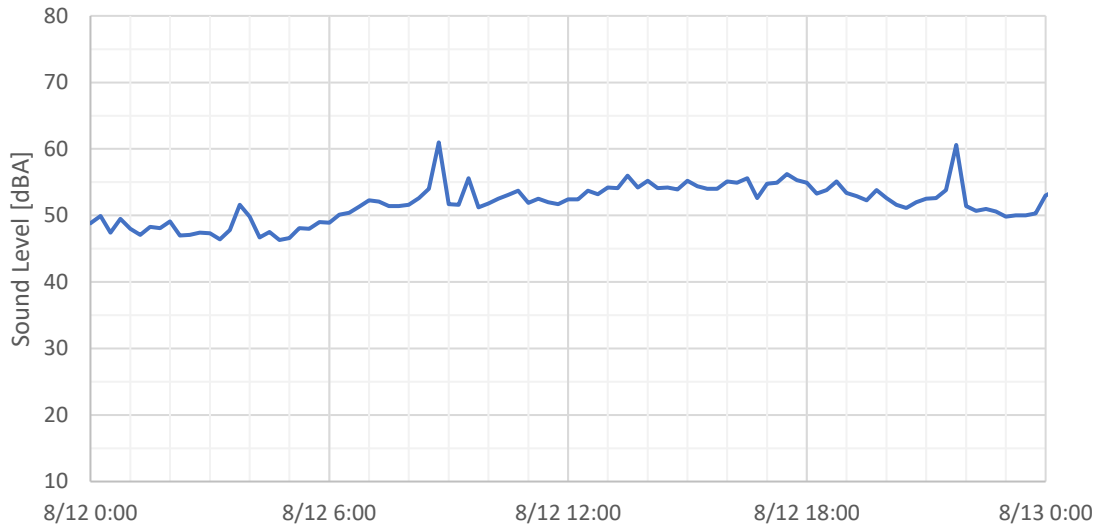


Figure 8. Fifteen-minute  $L_{Aeq}$   
Friday, August 13, 2021

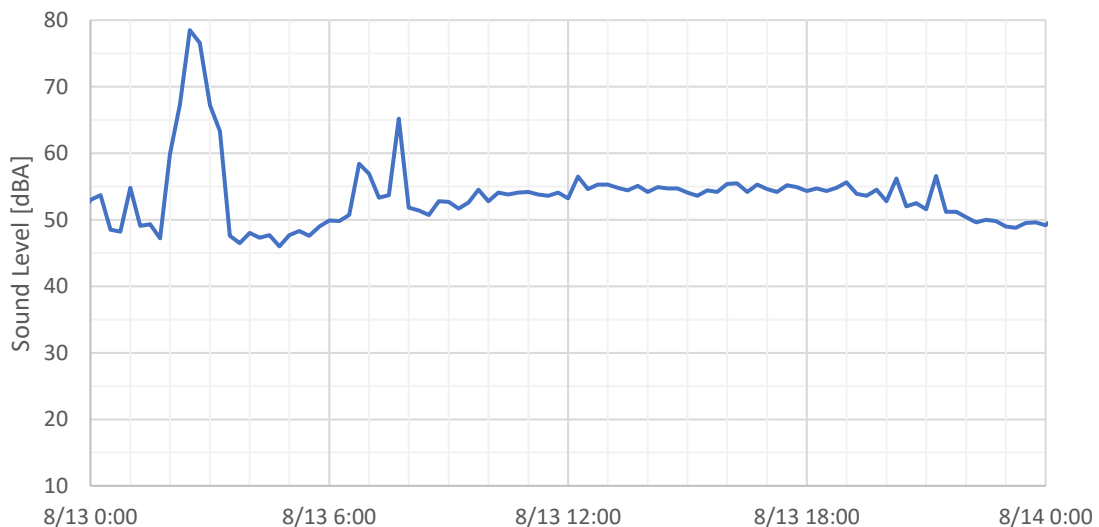




Figure 9. Fifteen-minute  $L_{Aeq}$   
Saturday, August 14, 2021

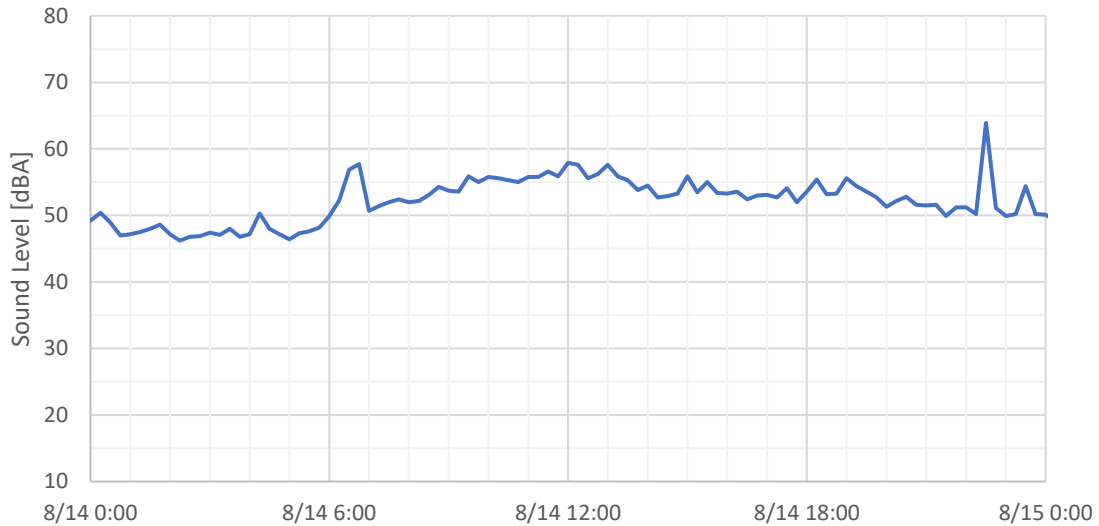


Figure 10. Fifteen-minute  $L_{Aeq}$   
Sunday, August 15, 2021

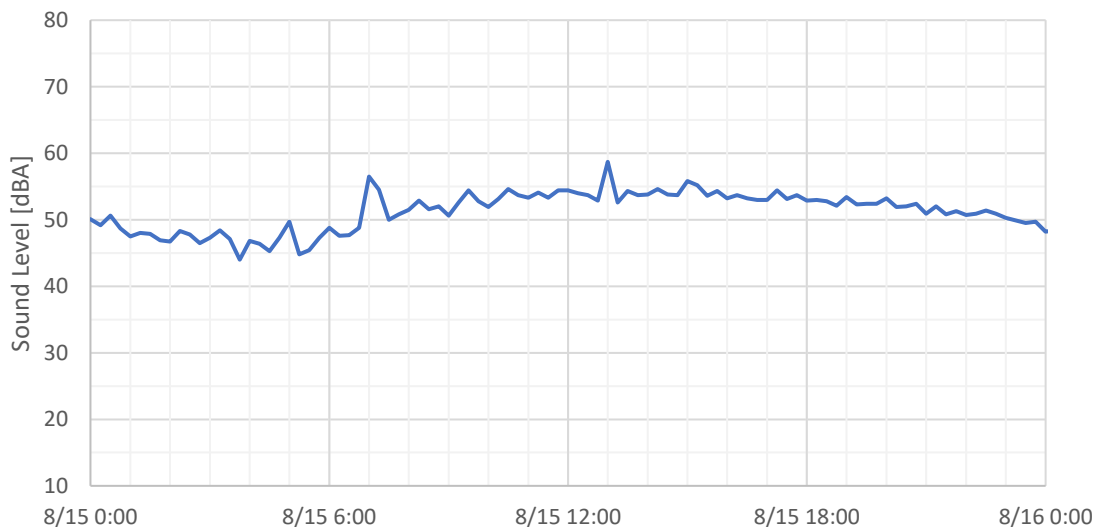




Figure 11. Fifteen-minute  $L_{Aeq}$   
Monday, August 16, 2021

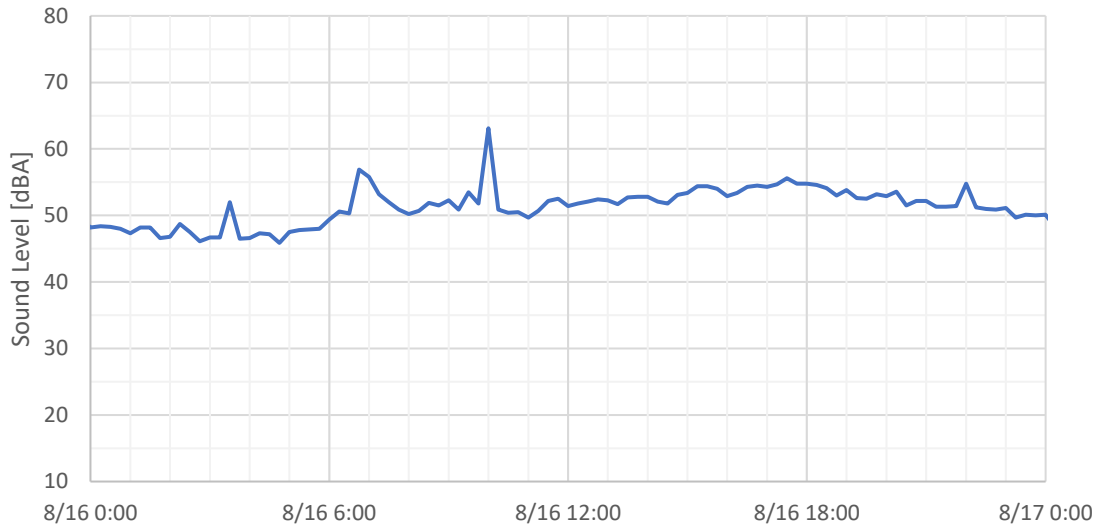


Figure 12. Fifteen-minute  $L_{Aeq}$   
Tuesday, August 17, 2021

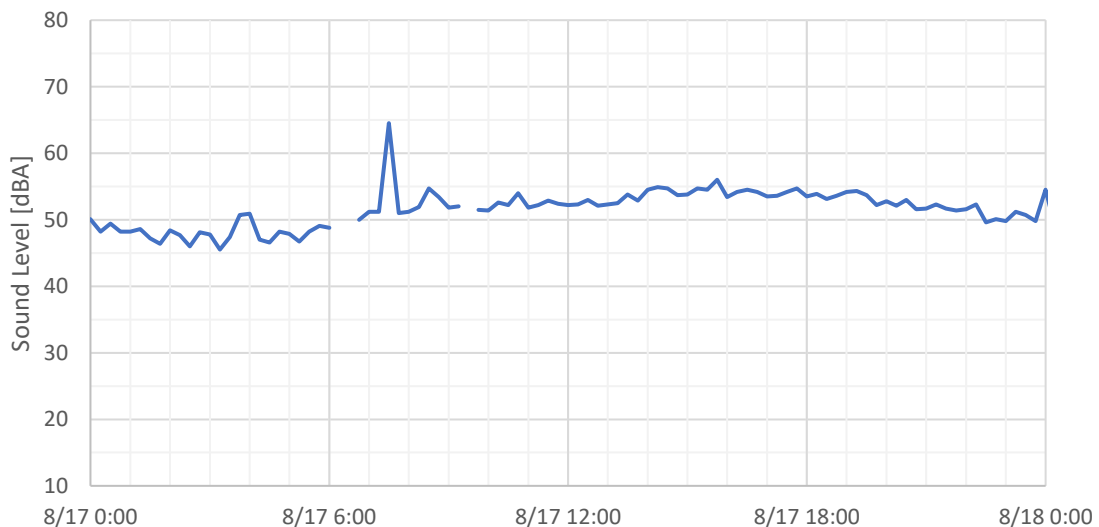




Figure 13. Fifteen-minute  $L_{Aeq}$   
Wednesday, August 18, 2021

