

JUSTIFICATION STATEMENT
603 MELALEUCA DRIVE
CHANGE OF ZONING FROM R-3 TO CF-1

June 2, 2020

The real property located at 603 Melaleuca Drive (“Subject Property”) is appropriate for rezoning from its existing zoning designation of Multi-family Residential (“R-3”) to Community Facility (“CF-1”), in accordance with Article XI and Section 5.4 of the City’s Zoning Code (the “Code”). The Subject Property meets all criteria provided by the City of Margate to be rezoned to CF-1. No variance has been requested, as no variance is necessary for this request. Accordingly, the owner (“Applicant”) submits the following in the support of the application:

The Code Criteria

The Subject Property satisfies all applicable City criteria,¹ which are as follows:

- **Section 11.2 – Purpose of the district:** The Applicant’s proposed use is consistent with the purpose of the CF-1 district, which the City code states “is intended to provide for the orderly development of those educational, cultural, religious, health care, recreational, and governmental facilities required to meet the needs of the community in which they are located.” The Applicant intends to open a facility that would provide care and medical services for veterans and first responders. The applicant has established that there is a need for such services in the community and that Subject Property is in an ideal location to provide such services.
- **Section 11.3 – Permitted uses:** The Applicant meets the requisite size and dimensions and the proposed land use may be categorized as a long-term care facility. The plot of the Subject Property is **43,675 square feet** and the street frontage is 225 feet. The Applicant’s proposed use constitutes a long-term care facility.
- **Section 11.4 – Height:** Applicant’s structure complies with this Section as it measures about 14 feet tall.
- **Section 11.5 – Lot Coverage:** Applicant is in compliance with this Section, as the improved area of the Subject Property constitutes less than 30 percent of the entire lot (approx. 20 percent of the lot is improved).

¹ The City has stipulated and the US District Court for the Southern District of Florida has ruled that the Applicant is bound by the 2015 Code and that it may “provide medical care and services that are incidental to the approved use.” *See Quality of Life, et al. v. Margate*, Case No. 17-cv-61894, at ECF 251. Nevertheless, the subject application is proper under the 2015 Code *and* the current Code, and Applicant cites to the current Code in the event the City decides that it is applicable for purposes of analyzing this application.

- **Section 11.6 – Setbacks:** The Applicant is in compliance with all City setback requirements provided in Section 11.6(a)—(f).
- **Section 11.7 – Uses prohibited:** The Applicant is in compliance with Section 11.7, as its proposed use is not a pain management clinic and is specifically listed in Section 11.3.

Exhibit A to this Justification Statement contains the City's Zoning Map with the Applicant's parcel highlighted in red. The surrounding neighborhood is bounded by a canal on the west, NW 9th Street (Merrell Road) on the north, State Road 7 to the east and West Atlantic Boulevard – a major thoroughfare – on the south. *See* photograph showing view of Atlantic Blvd, taken from the Subject Property on May 30, 2020, attached as **Exhibit B**. This is a very walkable neighborhood area with commercial shopping and services nearby. The zoning pattern in this area is a combination of R- 3, Transit-Oriented Corridor - Corridor (TOC-C), R-1, and Transit-Oriented Corridor - Gateway (TOC-G). The TOC-C and TOC-G districts permit a wide array of commercial and institutional uses.

The Subject Property is currently zoned R-3 and that district extends to the east and south of the subject parcel. R-1 zoning is located north and west and TOC-C and TOC-G districts are located approximately 200 feet to the east of the Subject Property and 300 feet to the south. The site is approximately 450 feet from West Atlantic Boulevard and State Road 7, which are among the busiest roads in Margate. The R-3 zoned properties in this area are located between the lower density R-1 single family district to the west and north, and the high intensity TOC-C and TOC-G Districts nearby to the east along State Road 7 and to the south along West Atlantic Boulevard. *See* photographs of the Subject Property and neighboring properties attached as Composite **Exhibit C**.

Building and Site Compatibility

The Applicant's facility consist of two former apartment buildings constructed in 2004. Thus, the buildings and site improvements have been a part of this neighborhood for 16 years. The owner has changed the exterior of the building and site very little from the former apartment use – except to join the two buildings over a 5-foot sidewalk, adding a small amount of floor area, and installing a black wrought iron fence and controlled gate entry. The architecture of the outside of the building remains the same. From the outside, the one-story structure still has the appearance of the prior multi-family residential building. All buildings west of Melaleuca Drive are one-story as is the Applicant's facility and have similar architecture. East of Melaleuca Drive, the building heights range from one to two stories.

The onsite facility was originally a 10 bedroom apartment complex. It was reconstructed in 2016 and the City issued its Certificate of Occupancy on March 30, 2017. *See* **Exhibit D**. The City found that Applicant had complied with all specifications provided for Institutional Group I-2 properties under the Florida Building Code. Such Florida Building Code specifications apply to medical facilities. This construction was done in accordance with City issued permits and plans. *See* Composite **Exhibit E**.

The facility includes 18 rooms (with up to 2 beds per room), with a 43,675 square foot lot and an approximately 8,885 square foot building.

Traffic Impact

Exhibit F to this Justification Statement shows the weekday and peak hour trip generation rates and associated land use descriptions for low-rise multi-family housing and a number of care facilities of different types from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. ITE is a nationally-accepted source for trip generation information. There are no specific ITE trip generation rates for a Veterans and/or First Responders care facility. However, the land use description contained in the ITE Manual that is very similar to such a facility is “Nursing Home,” which is described by ITE as follows:

A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves. Examples of such facilities include rest homes and chronic care and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Nursing homes are occupied by residents who do little or no driving; traffic is primarily generated by employees, visitors, and deliveries.

The description above is very similar to the operating characteristics of the Applicant’s proposed facility – especially the presence of trained medical staff and limited driving by the residents and patients. Another similar facility according to the ITE description is Assisted Living; however, it does not mention restricted driving as in the case of Nursing Homes which can have a significant impact on trip generation and public safety in the neighborhood. Several other potential ITE land use categories cannot be used for comparative purposes because their trip generation rates are expressed in terms of dwelling/occupied units and the Applicant’s facility does not contain the same type of dwelling units.

Using the Applicant’s size and capacity figures, the ITE trip generation rate for a Nursing Home is applied to show the estimated trip generation on the average weekday, AM peak hour and PM peak hour. The ITE trip generation rate for Low-Rise Multifamily Housing is used to estimate the trip generation of the prior apartment use (10 units) and is also applied in the table.

Use /Intensity	Weekday Trip Generation	AM Peak Hour Trip Generation	PM Peak Hour Trip Generation
Nursing Home 8,266 sq. ft.	54.9 trips	4.5 trips	4.9 trips
Low-Rise Multi-Family Housing 10 units	73.2 trips	14.6 trips	5.6 trips

Using the Nursing Home generation rate as a reasonable approximation of the potential trips to and from the Applicant’s facility, the proposed facility would generate an estimated 25% less average weekday trips than the prior multi-family use. In the 7-9 AM peak hours, the Applicant would generate 69% less trips and in the 4-6 PM peak hours, 12% less trips. Thus, using the ITE

Nursing Home trip generation rate as a surrogate for the Applicant's trip generation, the Applicant's facility should have significantly less traffic impact on the surrounding area than the prior multiple family use.

CF-1 Zoning in Margate

There are 12 areas in Margate zoned CF-1 according to the Zoning Map. *See* Ex. A. Of these three (3) have residential zoning on all four (4) sides, three (3) have residential zoning on three (3) sides, one (1) has residential zoning on two (2) sides and one (1) CF site has residential zoning on one (1) side. Thus, to have a CF-1 site adjacent to residential property, such is the case with the Subject Property, is not unusual in Margate and in fact is a locational characteristic of 67% of the current CF-1 sites.

There are three (3) existing CF-1 sites within 1,500 feet to 2,400 feet of the Applicant's property, so CF-1 zoning is not uncommon within a half mile of the Subject Property. The Applicant's facility is being constructed inside an existing (formerly) multiple family residential building and would be compatible with the neighborhood.

Accordingly, the rezoning of the Subject Property to CF-1 would be consistent with the City Code because CF-1 zoning currently exists next to residential areas in the case of 67% of the CF-1 sites, current CF-1 sites are within 1,500 to 2,400 feet of the Subject Property, and the proposed use is compatible with the surrounding neighborhood.

For any questions or requests to supplement this Justification Statement, please contact Miryam Jimenez at 954-608-4067 and miryamjimenez@vaqualityoflife.com or Kyle Teal, Esq. at 305-766-4580 and kyle.teal@bipc.com.

Thank you for your consideration of this application.

Exhibit A

CITY OF MARGATE, FL: ZONING MAP

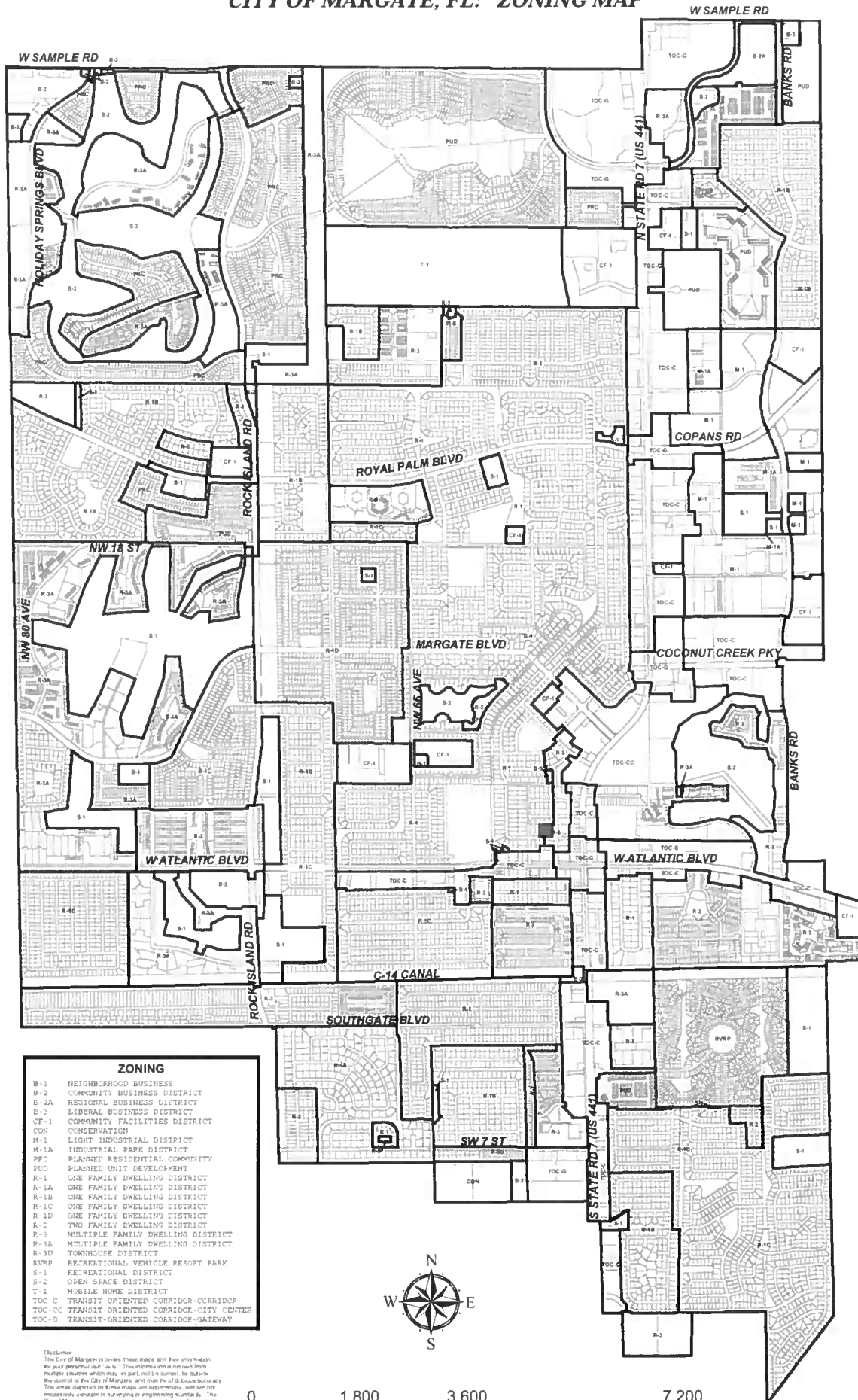


Exhibit B

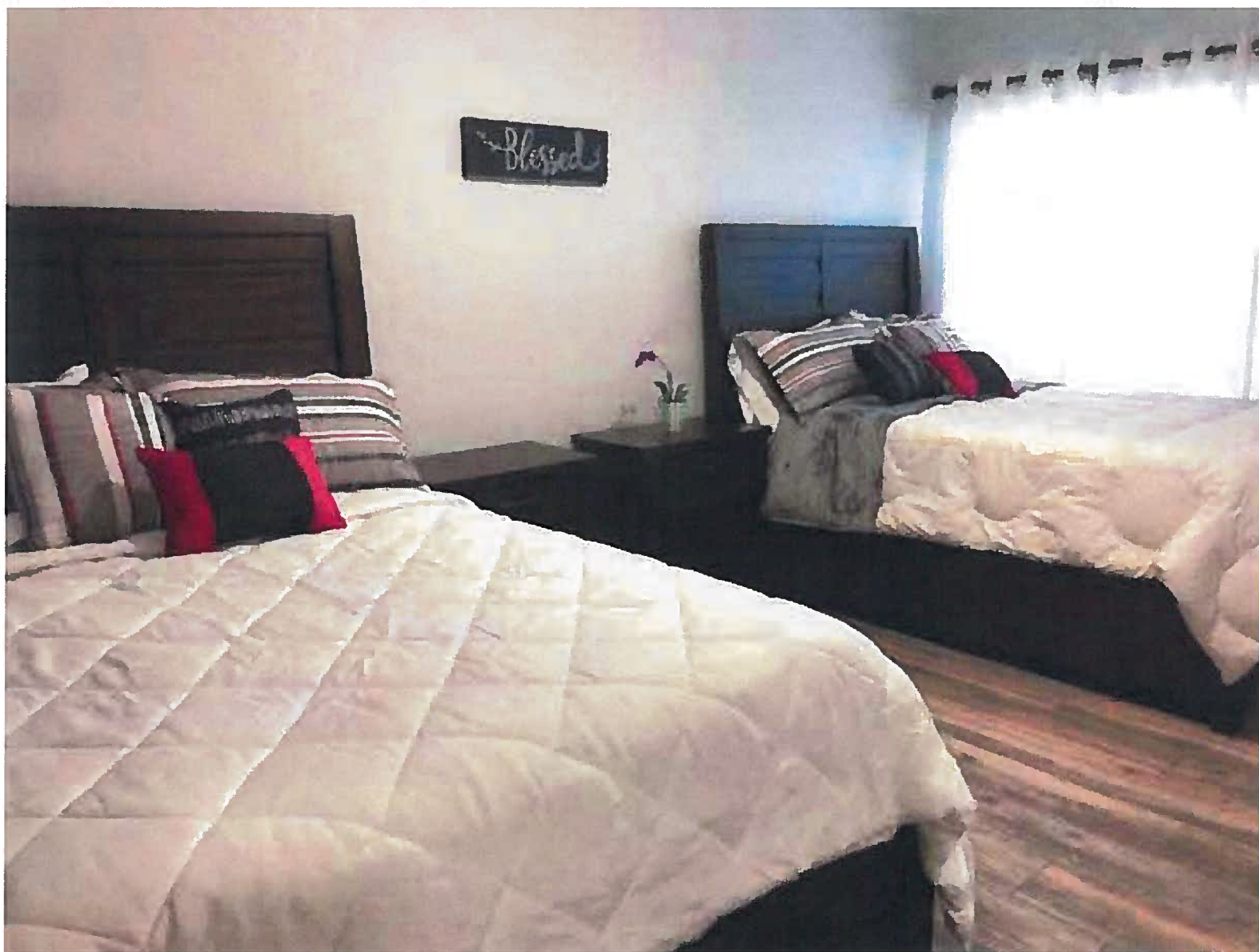


Exhibit C



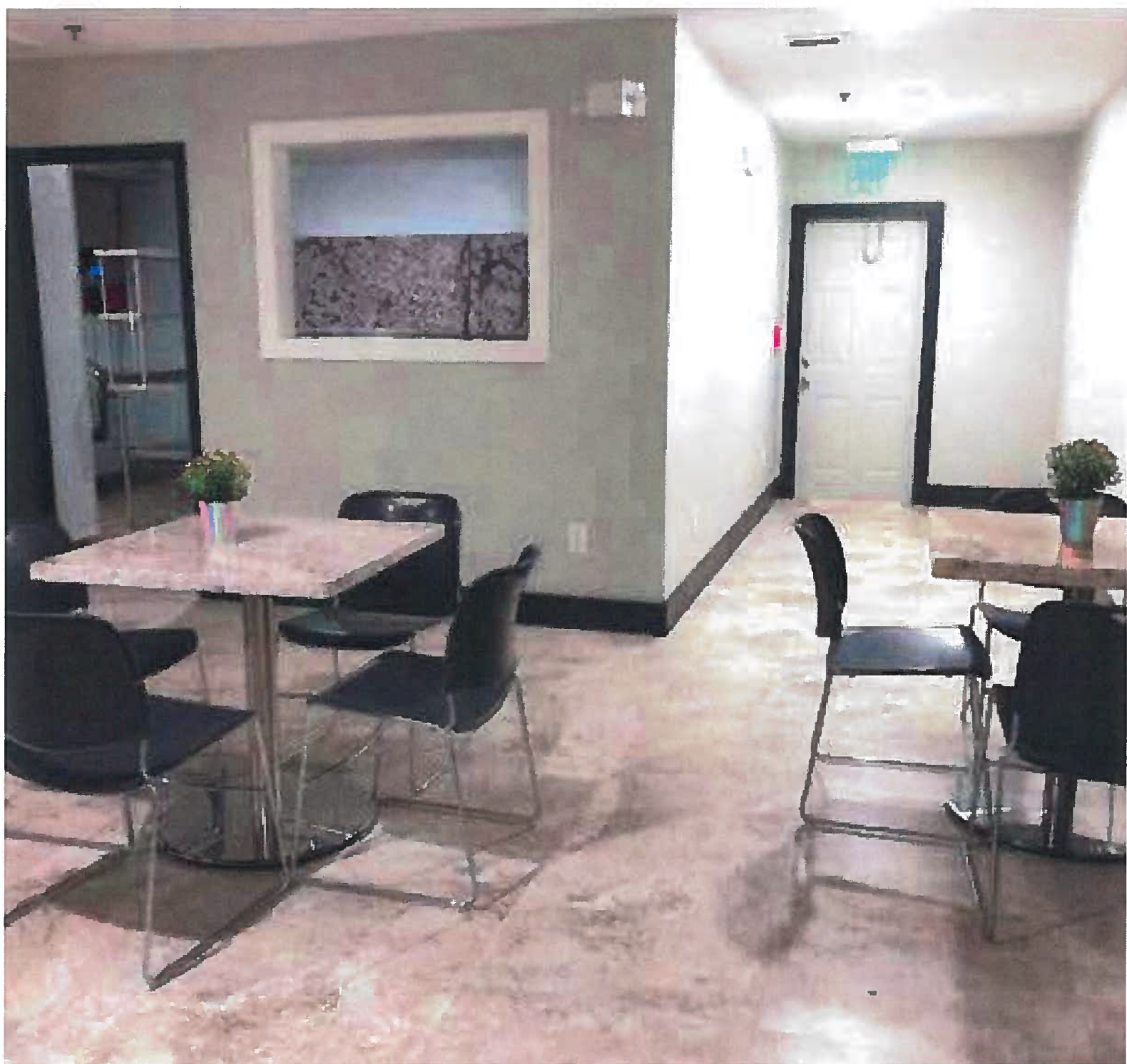














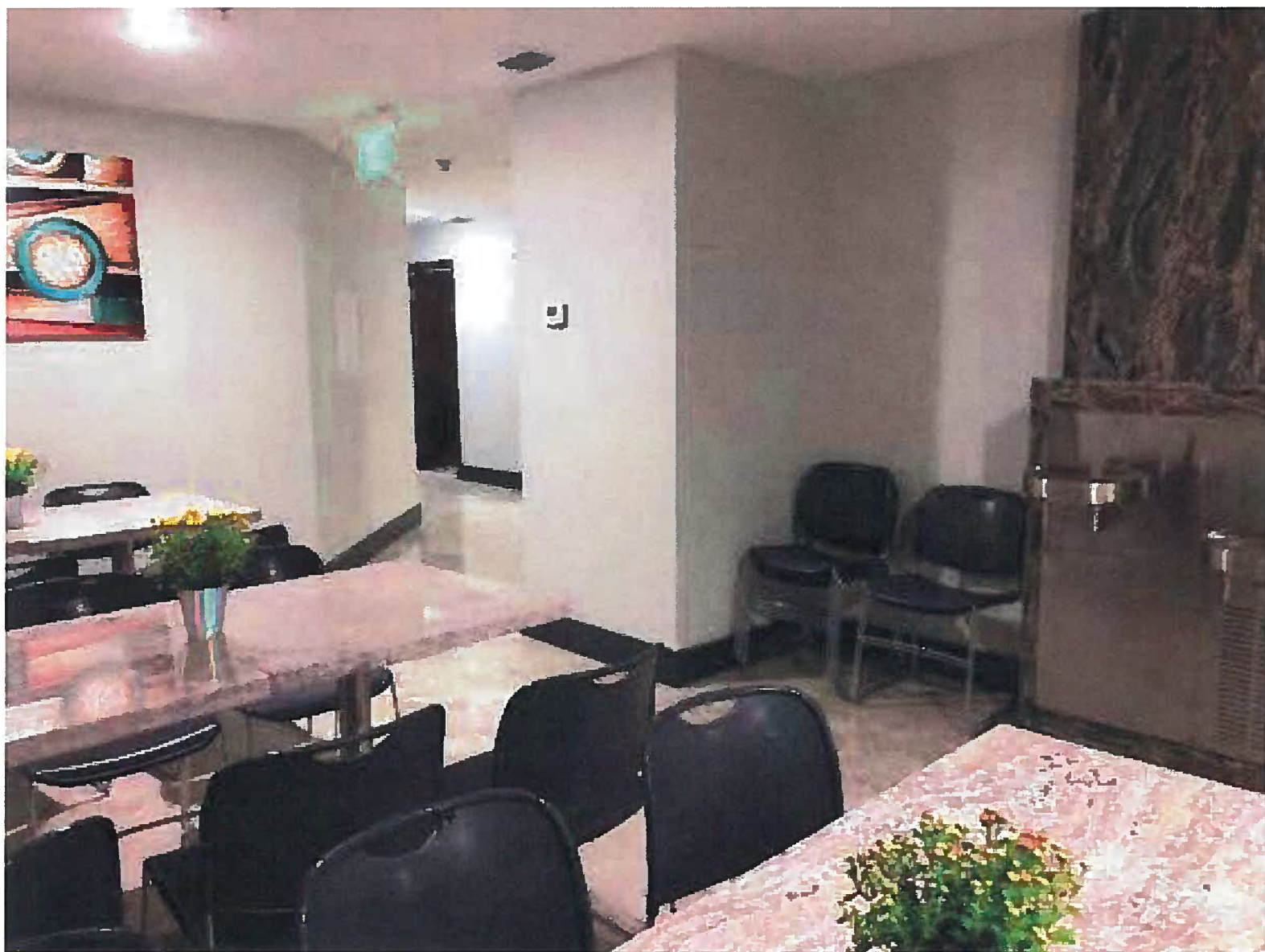




Exhibit D

pd
4-4-17
CITY OF MARGATE
901 NW 66TH AVENUE
MARGATE FL 33063

C E R T I F I C A T E O F O C C U P A N C Y

P E R M A N E N T

Issue Date 3/30/17

Parcel Number 8136-AN-0001

Property Address 603 MELALEUCA DR
MARGATE FL 330634534

Subdivision Name H H 2

Legal Description

Property Zoning NOT APPLICABLE

Owner MMJ FINANCIAL SERVICES, INC

Contractor ACECA CONSTRUCTION
561 574-7733

Application number . . . 15-00001248 000 000

Description of Work . . . BD-ADDITION & ALTERATION/COMMERCIAL

Construction type . . . TYPE II-B

Occupancy type I-2 HOSPITAL/MEDICAL CARE

Flood Zone

Special conditions . . .

CERTIFICATE OF OCCUPANCY ISSUED TO ACECA CONSTRUCITON INC
FOR "QUALITY OF LIFE" AS A GROUP CARE FACILITY ONLY, NO
MEDICAL DETOX, FBC 2014 5TH EDITION, 8845 SQ FT

Approved Tulio Duran
Building Official

VOID UNLESS SIGNED BY BUILDING OFFICIAL

Exhibit E

OCCUPANCY I-2

CONSTRUCTION TYPE II B

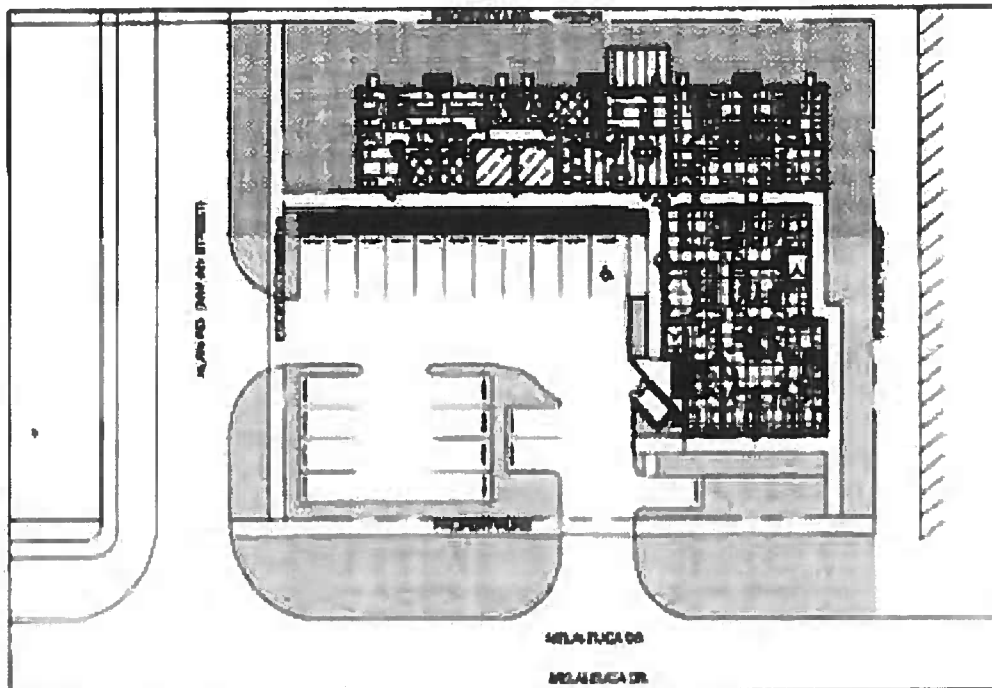
ZONING APPROVAL

Permit No. 15-1244

Date 3/23/15

Zoning Officer [Signature]

Notes: _____



OCCUPANCY DIAGRAM

N.T.S.

NORTH

SPACE DATA

TABLE 1004.1.1, FBC 2010

TOTAL AREA 8288.3611 SQ.FT.

OCCUPANT LOADS INSTITUTIONAL AREA		SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
INPATIENT TREATMENT AREAS	I	4887 SF	240 GROSS	20
OUT PATIENT AREAS	O	678 SF	100 GROSS	7
CLASSROOM AREA	C	408 SF	20 NET	20
BUSINESS AREA	B	982 SF	100 GROSS	10
UNCONCENTRATED (TABLES & CHAIRS)	A	672 SF	15 NET	45
KITCHEN	K	328 SF	200 GROSS	2
NOT REGULARLY OCCUPIED AREAS	N/O	98 SF		
TOTAL NUMBER OF OCCUPANTS				104

REVISIONS DATES:

1 08/03/15 BD COMME

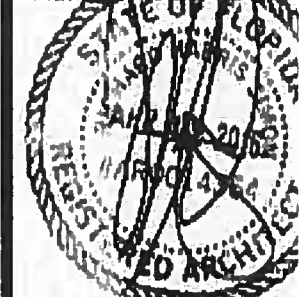
2 02/08/16 BD COMME

3 03/01/16 BD COMME

4 03/18/16 BD COMME

5 04/04/16 BD COMME

PROFESSIONAL SEAL



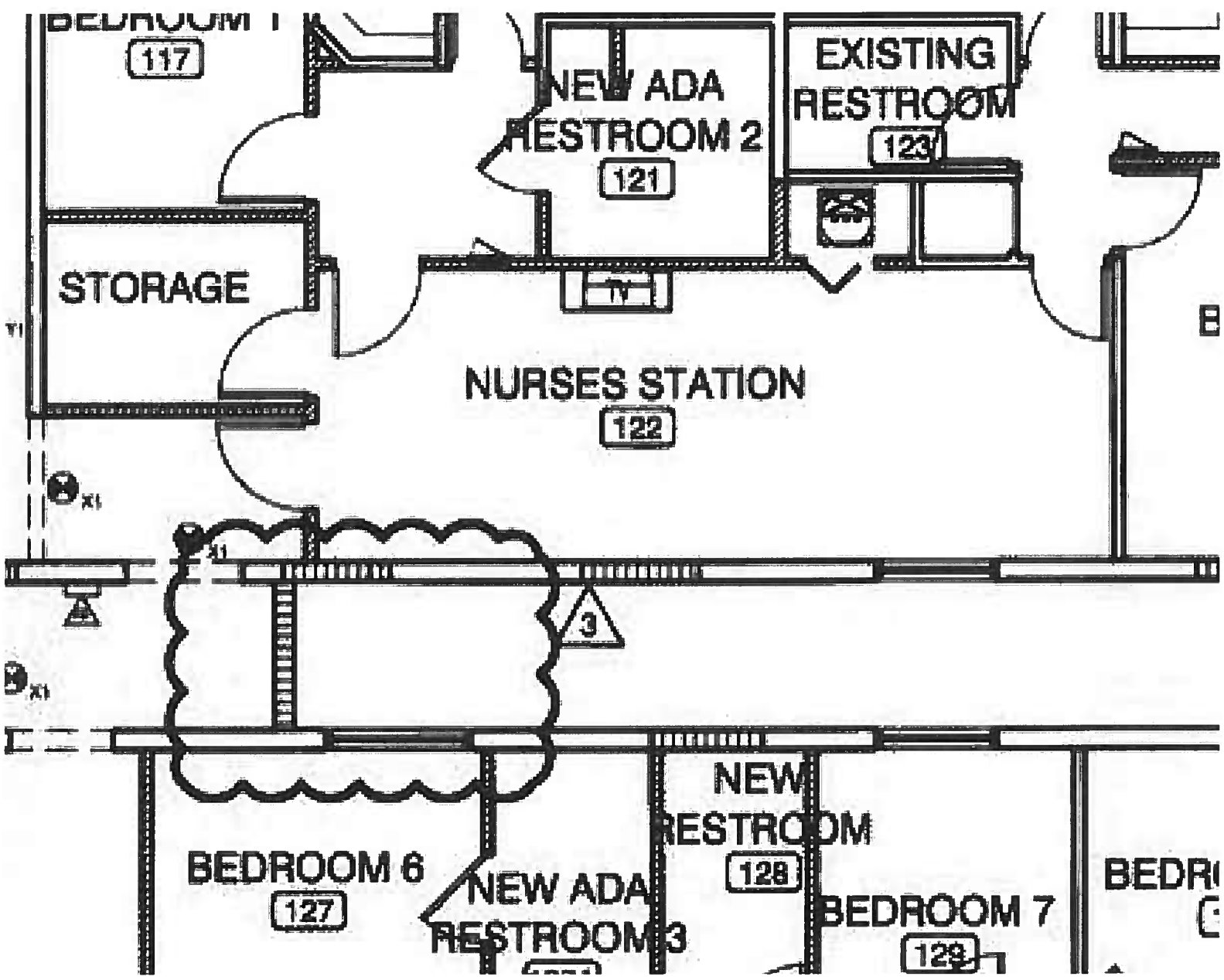
RICHARD HADEN SENIOR HARD
REGISTERED ARCHITECT STATE OF FL

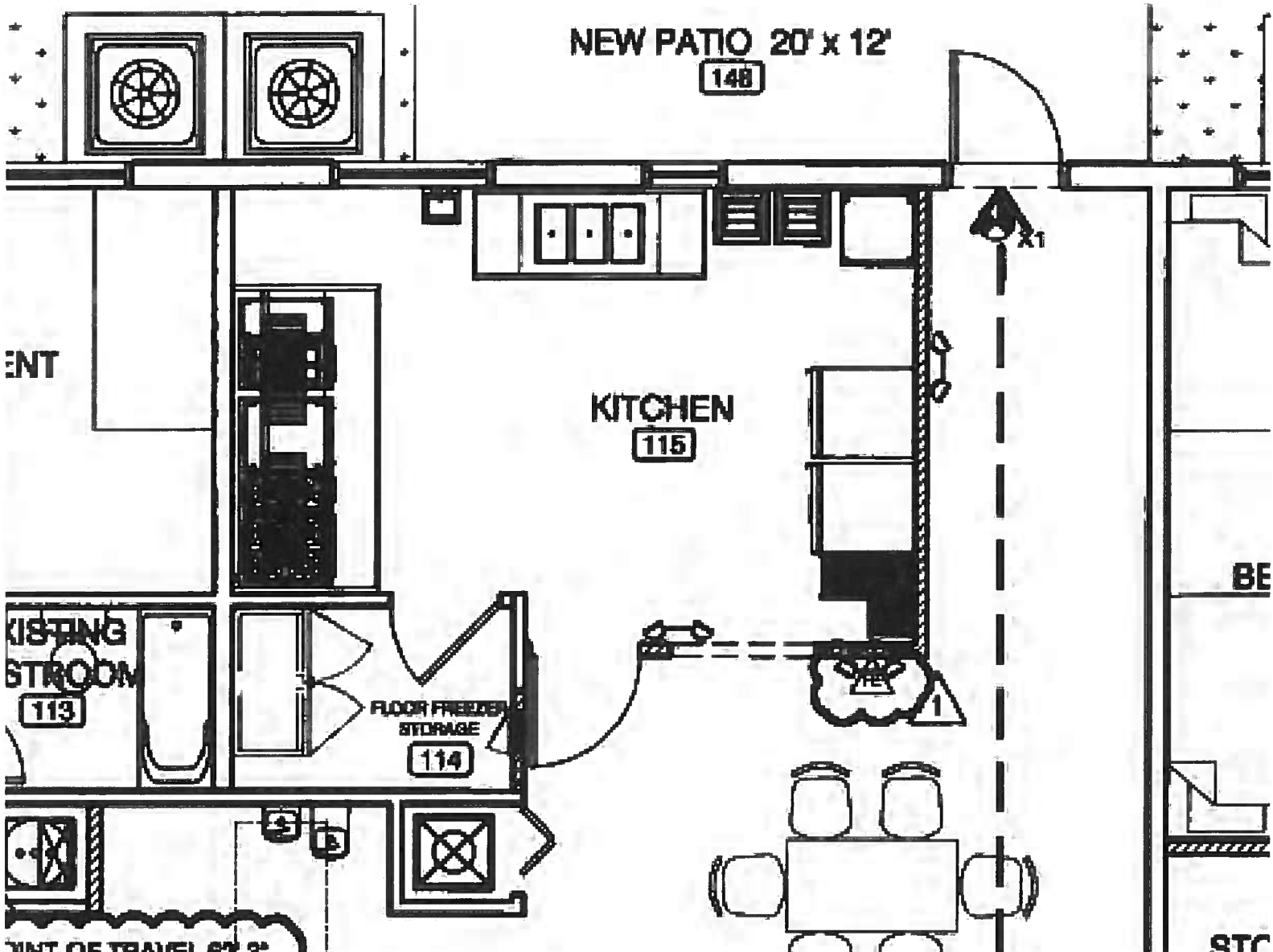
ISSUE DATE: 05/26/15

PROJECT #: 1429 AL

DRAWN BY: WCH

CHECKED BY: RHS





NEW PATIO 20' x 12'

148

KITCHEN

115

EXISTING
BATHROOM

113

FLOOR FREEZER
STORAGE

114

BE

STC

E-4.0

PANEL SCHEDULE RISEH

**PROPOSED OCCUPANCY: I-2
(WITH AUTOMATIC SPRINKLER SYSTEM)**

TOTAL OCCUPANT LOAD: 104

**EGRESS WIDTH PER OCCUPANT
SECTION 1005.1, FBC 2010**

OCCUPANCY	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
I-2	0.2	0.2

Exhibit F

		WEEKDAY TRIP GENERATION						
ITE		INDEPENDENT VARIABLE	NUMBER STUDIES	AVG	RATES		EQUATION	R ²
LUC	DESCRIPTION				LOW	HIGH		
220	Multifamily Housing (Low-Rise)	Dwelling Units	29	7.32	4.45	10.97	T=7.56(X)-40.86	0.96
253	Congregate Care Facility	Dwelling Units	2	2.02	1.63	2.15		
254	Assisted Living	Beds	2	2.60	1.86	4.14		
255	Continuing Care Retirement Community	Occupied Units	9	2.50	1.98	4.71	T=2.32(X)+176.28	0.98
610	Hospital	1000 SF GFA	8	10.72	6.12	67.52	T=5.88(X)+2723.70	0.67
620	Nursing Home	1000 SF GFA	8	6.64	2.54	13.70	Ln(T)=0.83Ln(X)+2.51	0.60
630	Clinic	1000 SF GFA	3	38.16	25.25	86.21		

AM PEAK HOUR BETWEEN 7 AND 9 AM TRIP GENERATION

ITE		INDEPENDENT VARIABLE	NUMBER STUDIES	AVG	RATES LOW HIGH		EQUATION	R ²
LUC	DESCRIPTION							
220	Multifamily Housing (Low-Rise)	Dwelling Units	42	1.46	0.18	0.74	$\ln(T)=0.98\ln(X)-0.51$	0.90
253	Congregate Care Facility	Dwelling Units	5	0.07	0.05	0.16	$T=0.05(X)+2.13$	0.86
254	Assisted Living	Beds	9	0.19	0.08	0.43		
255	Continuing Care Retirement Community	Occupied Units	14	0.15	0.10	0.32	$T=0.13(X)+21.28$	0.95
610	Hospital	1000 SF GFA	20	0.89	0.52	5.45	$T=0.74(X)+126.36$	0.86
620	Nursing Home	1000 SF GFA	7	0.55	0.35	1.13	$\ln(T)=0.84\ln(X)$	0.60
630	Clinic	1000 SF GFA	4	3.69	2.27	9.36		

PM PEAK HOUR BETWEEN 4 AND 6 PM TRIP GENERATION

ITE		INDEPENDENT VARIABLE	NUMBER STUDIES	AVG	RATES LOW HIGH		EQUATION	R ²
LUC	DESCRIPTION							
220	Multifamily Housing (Low-Rise)	Dwelling Units	50	0.56	0.18	1.25	$\ln(T)=0.89\ln(X)-0.02$	0.86
253	Congregate Care Facility	Dwelling Units	6	0.18	0.15	0.30	$T=0.14(X)+5.10$	0.94
254	Assisted Living	Beds	9	0.26	0.11	0.53		
255	Continuing Care Retirement Community	Occupied Units	14	0.20	0.15	0.45	$T=0.13(X)+59.19$	0.95
610	Hospital	1000 SF GFA	19	0.97	0.44	6.94	$T=0.84(X)+100.56$	0.88
620	Nursing Home	1000 SF GFA	7	0.59	0.27	1.32		
630	Clinic	1000 SF GFA	5	3.28	1.93	7.00	$\ln(T)=0.72\ln(X)+1.97$	0.70

Source: Trip Generation 10th Edition

POTENTIAL INDEPENDENT VARIABLES

ITE

LUC

- 220 Dwelling Units, Occupied Dwelling Units, Residents
- 253 Dwelling Units, Occupied Dwelling Units
- 254 1000 SF GFA, Beds, Employees, Occupied Beds
- 255 Occupied Units, Units
- 610 1000 SF GFA, Beds, Employees
- 620 1000 SF GFA, Beds, Employees, Occupied Beds
- 630 1000 SF GFA, Employees

Land Use: 620 Nursing Home

Description

A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves. Examples of such facilities include rest homes and chronic care and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Nursing homes are occupied by residents who do little or no driving; traffic is primarily generated by employees, visitors, and deliveries. Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:00 a.m. and 12:00 p.m. and 1:30 and 2:30 p.m., respectively.

The average numbers of person trips per vehicle trip at the three general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.03 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.12 during Weekday, AM Peak Hour of Generator
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, New Jersey, New York, Ontario, Canada, and Texas.

Source Numbers

436, 502, 598, 734, 878, 971, 972

Land Use: 253

Congregate Care Facility

Description

A congregate care facility is an independent living development that provides centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance. Senior adult housing—detached (Land Use 251), senior adult housing—attached (Land Use 252), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

Additional Data

Vehicle ownership levels were very low at congregate care facilities; the facilities' employees or services provided to the residents generated the majority of the trips to the sites.

The peak hour of the generator typically did not coincide with the peak hour of the adjacent street traffic.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Ontario (CAN), and Oregon.

Source Numbers

155, 584, 910, 970

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

Time-of-day distribution data for this land use are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 12:30 and 1:30 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in New Jersey, New York, Oregon, Pennsylvania, Tennessee, and Texas.

Source Numbers

244, 573, 581, 811, 725, 876, 877, 912

Land Use: 255

Continuing Care Retirement Community

Description

A continuing care retirement community (CCRC) is a land use that provides multiple elements of senior adult living. CCRCs combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senior adult (detached), senior adult (attached), congregate care, assisted living, and skilled nursing care—aimed at allowing the residents to live in one community as their medical needs change. The communities may also contain special services such as medical, dining, recreational, and some limited, supporting retail facilities. CCRCs are usually self-contained villages. Senior adult housing—detached (Land Use 251), senior adult housing—attached (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and nursing home (Land Use 620) are related uses.

Additional Data

Caution should be used when applying these data. CCRCs are relatively new and unique land uses. These developments consist of various housing components (dwelling units, rooms, and beds¹) that often exist in varying proportions. Therefore, the use of a single housing component does not fully describe the trip generation characteristics of these communities. Based upon the limited data submitted for this land use, it was determined that a comprehensive independent variable, units, was the most appropriate descriptor of the characteristics. This variable is defined as an aggregate of all living accommodations common to these communities. The independent variable, occupied units, provides data on the number of units that were occupied at the study sites at the time of the survey.

To illustrate the varying proportions of housing options that exist, the following table is provided for nine of the CCRCs included in this land use as an example. Users are strongly cautioned to exercise proper professional judgment in applying these data.

Living Accommodations at CCRCs		
Occupied Dwelling Units/Rooms ²	Occupied Beds	Total Occupied Units
215	46	261
220	151	371
620	100	720
312	166	478
210	37	247
323	120 ³	443
233	121 ³	354
209	33	242
234	84	328

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Connecticut, Illinois, Maryland, Massachusetts, Pennsylvania, and Virginia.

Land Use: 610

Hospital

Description

A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term "hospital" does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves), which are covered elsewhere in this report. Clinic (Land Use 630) and free-standing emergency room (Land Use 650) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 12:00 and 1:00 p.m., respectively.

The average numbers of person trips per vehicle trip at the four general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.60 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.60 during Weekday, AM Peak Hour of Generator
- 1.72 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.66 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Pennsylvania, Texas, and Washington.

Specialized Land Use Data

A 2008 study provided data on a research hospital in Baltimore, Maryland (source 749). The trip generation characteristics of this site differed from sites included in this land use; therefore, trip generation information for this site is presented here and was excluded from the data plots. The site gross floor area is 2.8 million square feet and the number of employees is 5,500. The number of vehicle trips during the weekday, AM peak hour for adjacent street traffic was 1,168. The number of vehicle trips during the weekday, PM peak hour for adjacent street traffic was 1,080.

Source Numbers

112, 186, 253, 262, 423, 429, 533, 573, 591, 601, 630, 719, 749, 878, 901, 904, 908, 909, 971

Land Use: 630 Clinic

Description

A clinic is any facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. Clinics commonly have lab facilities, supporting pharmacies, and a wide range of services (compared to the medical office, which may only have specialized or individual physicians). Hospital (Land Use 610), free-standing emergency room (Land Use 650), and medical-dental office building (Land Use 720) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the three general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 10:30 and 11:30 a.m. and 3:30 and 4:30 p.m., respectively.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.40 during Weekday, AM Peak Hour of Generator
- 1.69 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.52 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Hampshire, Texas, and Vermont.

Source Numbers

440, 734, 878, 926, 972

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

MIRYAM JIMENEZ, being sworn, deposes and states:

1. My name is Miryam Jimenez. I am over the age of 21, a resident of Broward County, Florida and otherwise *sui juris*.
2. I am the president of MMJ Financial Services, Inc. and Margate Care for Heroes, LLC, with the principal address of 603 Melaleuca Drive, Unit H, Margate, FL 33063.
3. I make this Affidavit upon personal knowledge and would testify to the statements made in this Affidavit if called upon to do so.
4. MMJ Financial Services, Inc. owns the property which is the subject of the proposed hearing.
5. The property is legally described as:

Lots 1, 2, and 3, Block 3, Hammon Heights Section 2, according to the plat thereof, as recorded in Plat Book 34, Page 46, of the Public Records of Broward County, Florida.
6. Affiant is legally authorized to file this application for public hearing.
7. Affiant understands this Affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

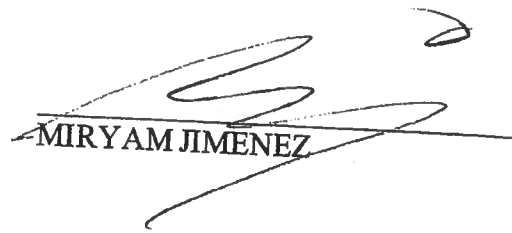
Print Name

Affiant's signature

Print Name

FURTHER AFFIANT SAYETH NAUGHT.

FURTHER AFFIANT SAYETH NAUGHT.

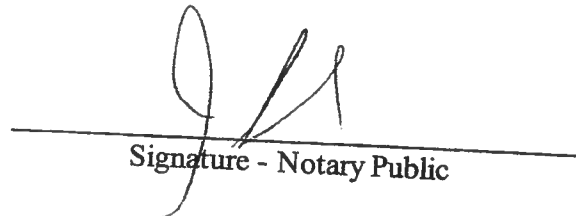

MIRYAM JIMENEZ

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared Miryam Jimenez [] who is personally known to me or [✓] who has produced Florida Driver License identification, and who executed the foregoing in my presence.

WITNESS my hand and official seal in the County and State last aforesaid, this 2 day of June, 2020.

My commission expires: July 20, 2021



Signature - Notary Public

