

The parking calculation provided with the Master Parking Plan (MPP) accounts for retail space, two charter schools (West Broward Academy and Ascend Career Academy), and a surplus of parking to be shared with the proposed Marquesa development to the east. The School Board of Broward County (SBBC) "Planning Tool for School Enrollment and Capacity" indicates that West Broward Academy has a permanent capacity of 910 students, and Ascend Career Academy has a permanent capacity of 1,000 students. The parking calculation provided accounts for the two schools as having capacities of 1,346 students in the elementary/middle school, and 400 students in the high school. **Correct the school capacity figures or provide appropriate documentation to support the capacity figures used in the MPP.**

RESPONSE: The MPP has been revised to reflect to 910 and 1,000 student population figures. Note that the high school has educational spaces limited to 388 students. The school conducts operations in two shifts of 400 and has approximately 200 online students. Note that the high school has additional mitigating factors that are not explored in this response.

The parking requirement for the high school provided on the MPP indicates 1 parking space is required per employee, shows a staff of 46, and then indicates 44 parking spaces are required. **Correct this typo.**

RESPONSE: The MPP general calculation has been revised.

The MPP incorrectly cites Chapter 6 of the State Requirements for Educational Facilities (SREF), this information is provided in Chapter 5. **Correct this typo.**

RESPONSE: The MPP has been corrected to reflect Chapter 5.

MPP accounts for one visitor parking space for each 100 students, and cites this as a requirement of the SREF. The actual text of the SREF is, "visitor parking = appropriate spaces for the facility." With visitor parking at 1 space per 100 students, this leaves the schools unable to host school typical functions with visitors such as student performances, award ceremonies, orientation, athletic events, etc. **1 parking space per 100 students for visitor parking is not appropriate.**

RESPONSE: The MPP has been revised to reflect the non-concurrent evening event capacity of the facility. Daytime visitor parking remains as calculated citing FBC 453.

The SREF also requires one parking space for each 10 students above the 10th grade. The MPP incorrectly identifies the max capacity of Ascend Career Academy as 400, when the SBBC indicates max capacity is 1,000 students. High schools are comprised of four grade levels, (9-12). Assuming half of those students are above grade 10, then the student parking for this school alone would be 50 spaces. **Correct this figure.**

RESPONSE: The MPP has been revised to reflect the facility capacity, shift, and organization of the high school.

The Master Parking Plan (MPP) prepared by Antonio Quevedo does not clearly depict existing conditions, nor proposed improvements. There are a number of parking spaces drawn onto the plan that do not exist, and would interfere with improvements made for the charter schools. Examples include parking spaces shown in the athletic field and parking spaces shown in the drop-off queue.

RESPONSE: The MPP sketch has been revised to turn off drawing layers depicting parking spaces that were removed years ago. This does not affect the parking count.

The MPP depicts a dumpster enclosure along the west property line that would interfere with the drop-off queue.

RESPONSE: The MPP sketch has been revised to turn off drawing layers depicting a dumpster enclosure that was removed years ago. This does not affect the parking count.

There is a parking area on the north side of the building labeled as "EXISTING PARKING SPACES," but recent aerial photos show this area as a basketball court. **Clarify and correct inconsistencies.**

RESPONSE: Given that the site has so much surplus parking, the tenant occasionally uses this area for basketball. This occasional use does not reduce the number of parking spaces.

The MPP utilizes a number of symbols that are not defined in the legend. **Identify all symbols used on the MPP.**

RESPONSE: The MPP sketch has been revised to turn off drawing layers depicting non-essential survey data. This does not affect the parking count.

There are a number of notes, such as, "MODIFY EXISTING LANDSCAPE ISLAND," and "MODIFY EXISTING PARKING SPACES," but the details of those modifications are not provided. **Provide details of proposed modifications.**

RESPONSE: The MPP sketch depicts the modification. The text identifies where these modifications occur.

MPP does not depict a single wheel stop. **Include wheel stops in MPP where Page 15 of 23 required by Section 33.2 of the Margate Zoning Code.**

RESPONSE: The MPP sketch has been revised to show wheel stops.

There are three loading zones depicted in the MPP, but these spaces appear to conflict with student pick-up and drop-off queues. Section 33.9 of the Margate Zoning Code describes loading zones as, "adequate space for loading and unloading of materials, goods or things and for delivery and shipping." **Revisit Section 33.9 and add loading spaces where appropriate.**

RESPONSE: During student drop-off and pick-up operations, deliveries, including trash collections, are operationally prohibited. During all other times these areas are free for loading zoning zone operations.

The MPP does not depict pedestrian drop-off areas. It appears as though these pedestrian drop-off areas were mistakenly labeled as "loading zones." **Show pedestrian drop-off areas on the MPP.**

RESPONSE: See the above response. Pedestrian drop-off areas are depicted on the north and south sides of the facility.

In some parts of the vehicular use area, the light levels falls below the minimum required 1.0 footcandle required for light level 1, as described in Section 33.2(E) of the Margate Zoning Code.

RESPONSE: There are four points less than 1.0fc in the northwest corner of the site. There points appear at to be at a turn and off the edge of the roadway. Also, this area has no night use. The section of roadway is not a part of the parking lot and is locked (closed to vehicular traffic) other than when used for pick-up and drop-off during the day."