

Jeff Zito
 Vice President, Project & Construction Services
 The Ferber Company
 2655 North Ocean Drive, Suite 401
 Singer Island, Florida 33404

Re: Chipotle Margate (Lakewood Mall Outparcel)
Traffic Impact Analysis
5555 West Atlantic Boulevard, Margate, FL 33063
Folio ID 4841-36-06-0019

Dear Jeff,

JFO Group Inc. has been retained to prepare a traffic impact analysis for the *Chipotle Margate* project to add a 2,462 SF Fast Food Restaurant with Drive-Through as an outparcel of the Lakewood Mall. The *Chipotle Margate* project is located north of W Atlantic Boulevard, just east of State Road 7 in the City of Margate, Florida within the North Central Transportation Concurrency Management Area. Folio ID associated with this project is 4841-36-06-0019.

Exhibit 1 includes a copy of the Broward County property appraiser associated with the subject site. Figure 1 shows the project location in relation to the transportation network. Exhibit 2 includes a copy of a conceptual site plan for the *Chipotle Margate* project.

Project trip generation rates used for this analysis were based on the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 3 includes a copy of the trip generation rates. As part of a conservative analysis, no credit for internal capture trips between the proposed project and other uses within the Lakewood Mall was assumed in this analysis.

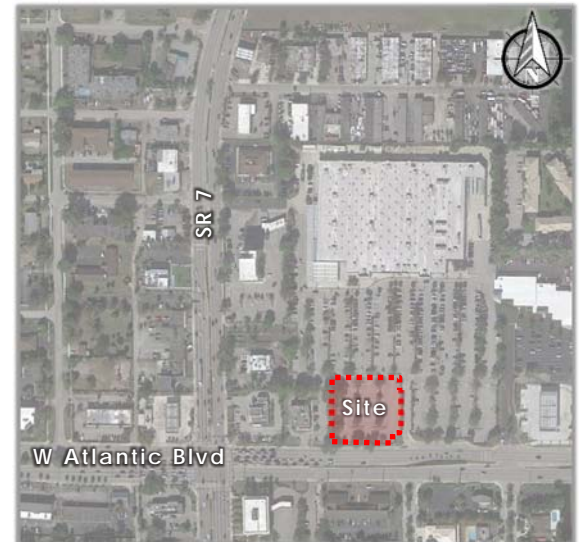


Figure 1 : Project Location

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	Pass-By %	AM Peak Hour ¹			PM Peak Hour		
				In	Out	Total	In	Out	Total
Fast Food Restaurant + DT	934	470.95	50%	51%	49%	40.19	52%	48%	32.67

¹ *Chipotle Margate will not be open to the public during AM Peak Hours*

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 579, 49 (25 In/24 Out) and 40 (21 In/19 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Fast Food Restaurant + DT	2,462 SF	1,159	50	49	99	42	38	80
Pass-By	50%	580	25	25	50	21	19	40
Net Proposed Traffic		579	25	24	49	21	19	40

Given the project location and as part of a conservative analysis, it was assumed that all project traffic will be on Atlantic Boulevard. As shown in Table 3, according to the latest (2019/2040) Broward Metropolitan Planning Organization (MPO) Roadway and Capacity and Level of Service Analysis report and even with the conservative assumptions for the project, existing/adopted roadway capacity on Atlantic Boulevard will be able to accommodate the proposed project. Furthermore, the project will have a *De Minimis* impact during both daily and peak hour conditions.

Table 3: Project Impact and Level of Service

DAILY										
ID	Roadway	Segment	Design Code	AADT	Capacity	Project Distribution	Project Trips	Project Significance Impact	Traffic with Project	V/C
782	Atlantic Blvd	E of SR 7	622	56,000	59,900	100%	579	0.97%	56,579	0.945
PEAK HOUR										
ID	Roadway	Segment	Design Code	Peak Hour	Capacity	Project Distribution	Project Trips	Project Significance Impact	Traffic with Project	V/C
782	Atlantic Blvd	E of SR 7	622	5,320	5,390	100%	49	0.91%	5,369	0.996

Moreover, as shown in Figure 2, the *Chipotle Margate* project provides direct access to Routes 19 and 42 of the Broward County Transit System. Exhibit 4 includes complete routes from the Broward County Traffic website.

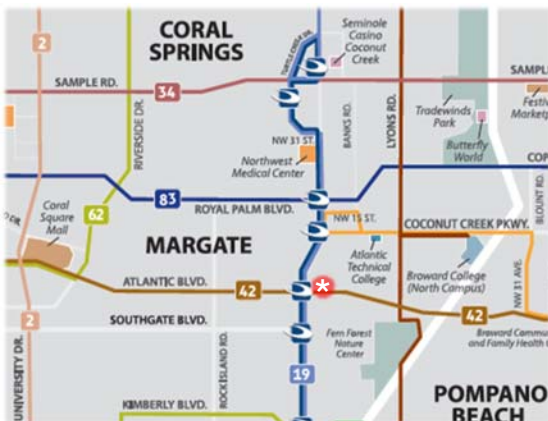


Figure 2 : Broward County Transit

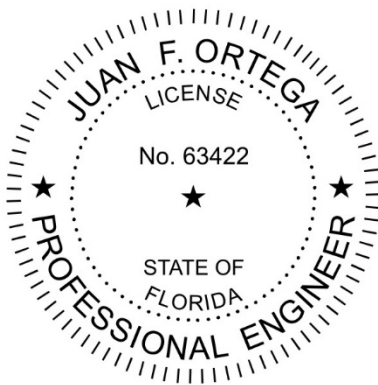
According to the *City of Margate Code of Ordinances Article XXXIII Sec. 33.11 - Vehicular reservoir areas for drive-through facilities*, a drive-through lane for beverage or food sales must provide a minimum of four (4) reservoir spaces where a reservoir space shall be a minimum of ten (10) feet wide by twenty (20) feet long. The proposed drive-through for the *Chipotle Margate* project includes a primary service lane with a by-pass exit located before the service window. The primary service lane provides ± 240 feet of stacking from the service window to the drive aisle. Consequently, the total vehicle stacking distance provided will accommodate ± 12 vehicles.

The proposed Chipotle Margate project will not be open to the public during AM Peak Hours. Similarly, it is important to note that the proposed drive thru lane will be for online pick-up orders only, similar to curbside service. No menu board will be available.

This analysis shows that the proposed request to create an outparcel at the Lakewood Mall to accommodate a 2,462 SF Fast Food Restaurant with Drive-Through will generate a De Minimis impact to the transportation network. In addition, according to the latest (2019/2040) Broward MPO Roadway and Capacity and Level of Service Analysis report, the proposed project will not adversely impact the existing and/or adopted Level of Service on Atlantic Boulevard, East of State Road 7. Furthermore, the proposed stacking at the drive-thru will meet *Article XXXIII Sec. 33.11 of the City of Margate Code of Ordinances*.

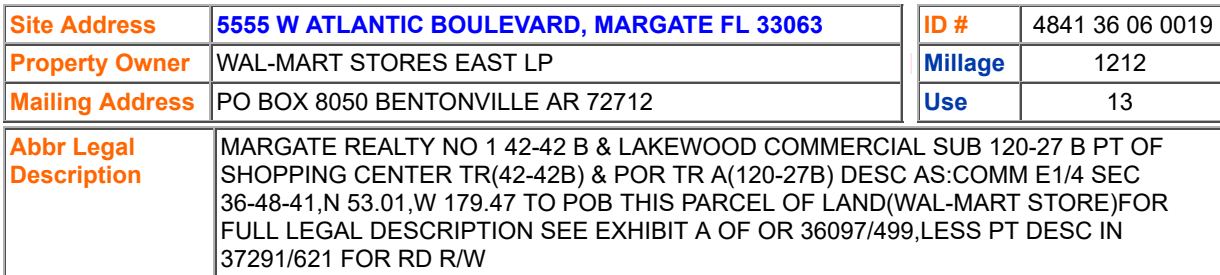
Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser
 Exhibit 2: Conceptual Site Plan
 Exhibit 3: Trip Generation Rates
 Exhibit 4: Broward Transit

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* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$4,921,540	\$11,174,050	\$16,095,590	\$16,095,590	
2020	\$4,921,540	\$10,554,190	\$15,475,730	\$15,475,730	\$338,099.83
2019	\$4,921,540	\$10,564,880	\$15,486,420	\$15,486,420	\$340,809.65

	County	School Board	Municipal	Independent
Just Value	\$16,095,590	\$16,095,590	\$16,095,590	\$16,095,590
Portability	0	0	0	0
Assessed/SOH	\$16,095,590	\$16,095,590	\$16,095,590	\$16,095,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$16,095,590	\$16,095,590	\$16,095,590	\$16,095,590

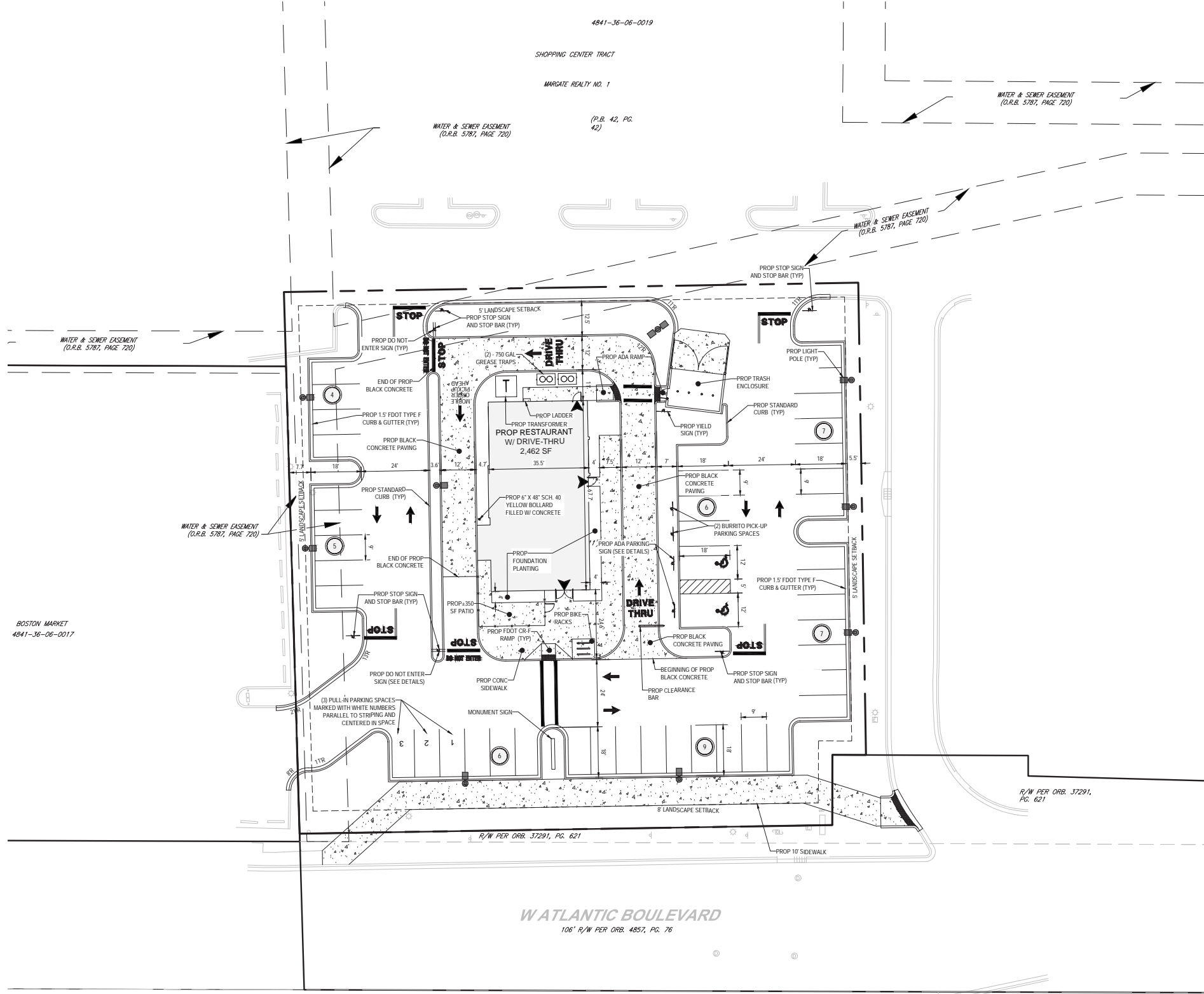
Date	Type	Price	Book/Page or CIN
1/20/2006	DRR	\$100	41316 / 1641
9/10/2003	WD	\$4,991,800	36097 / 499

Price	Factor	Type
\$8.00	615,192	SF
Adj. Bldg. S.F. (Card, Sketch)		153652
Eff./Act. Year Built: 2005/2004		

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Exhibit 1

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SITE DATA TABLE	
JURISDICTION	CITY OF MARGATE
TOTAL LOT AREA	39,640 SF OR 0.91 AC (100%)
TOTAL IMPERVIOUS AREA	31,799 SF OR 0.73 AC (80.1%)
BUILDING AREA	2,462 SF OR 0.06 AC (6.21%)
TOTAL PERVIOUS AREA	7,841 SF OR 0.18 AC (19.9%)
VEHICULAR USE AREA	22,215 SF OR 0.51 AC (56.0%)

FLOOR AREA / LOT AREA RATIO	6.21%
LOT COVERAGE (INCLUDING CANOPY)	6.21%

CURRENT ZONING	TOC - C: TRANSIT-ORIENTED CORRIDOR - CORRIDOR
PROPOSED ZONING	TOC - C: TRANSIT-ORIENTED CORRIDOR - CORRIDOR

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT SETBACK (EAST)	18'	18'
REAR SETBACK (WEST)	0'	0'
SIDE SETBACK (NORTH)	0'	0'
SIDE SETBACK (SOUTH)	0'	0'
LANDSCAPE BUFFER		
REAR (NORTH)	5'	5'
R/W (SOUTH)	18'	18'
SIDE (SOUTH)	5'	5'
R/W (SOUTH)	5'	5'

PARKING	PARKING CREDIT	PARKING REQUIRED	PARKING PROVIDED
CHIPOTLE MEXICAN GRILL (1 SPACE PER 30 S.F. OF CUSTOMER SERVICE FLOOR AREA)	(2 PERCENT OR 3 SPACE MIN. CREDIT WITHIN 400 FT OF BROWARD COUNTY TRANSIT STOP) = 3 SPACES	(1,200 SF SERVICE AREA X 1 SPACE PER 30 SF) - (3 SPACE CREDIT) = 37 SPACES	44 SPACES
HANDICAP PARKING	-	2	2

NOTE: ALL PARKING STALLS ARE 9' WIDE X 18' DEEP

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LANDSCAPE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLEB200099
DRAWN BY: REM
CHECKED BY: CC
DATE: SITE
CAD I.D.: SITE

PROP. SITE PLAN DOCUMENTS

FOR

FERBER

CHIPOTLE - MARGATE
5555 W ATLANTIC BOULEVARD
MARGATE, FL

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE -

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Fast-Food Restaurant with Drive-Through Window (934)

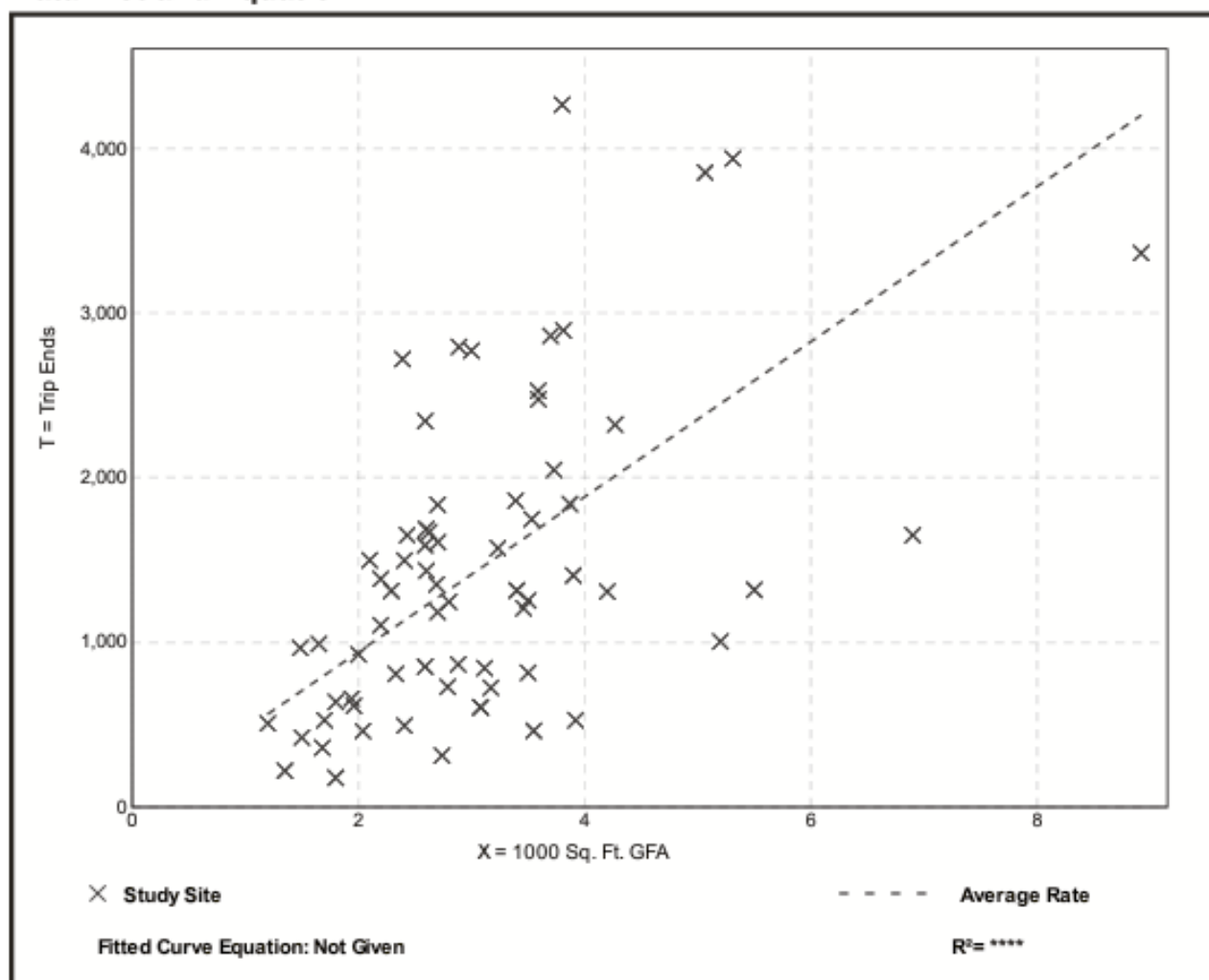
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 67
1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
470.95	98.89 - 1137.66	244.44

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 111

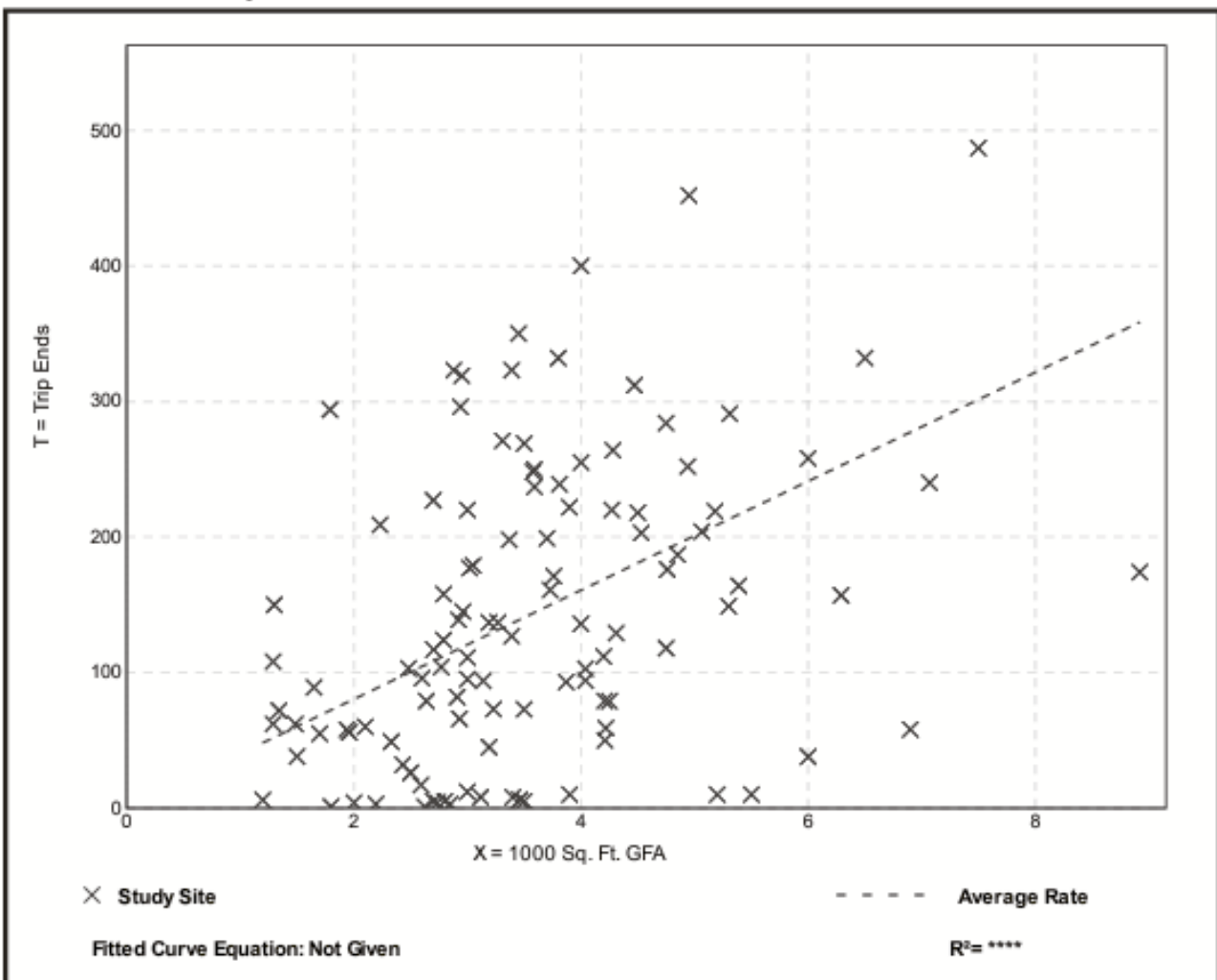
1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
40.19	0.38 - 164.25	28.78

Data Plot and Equation



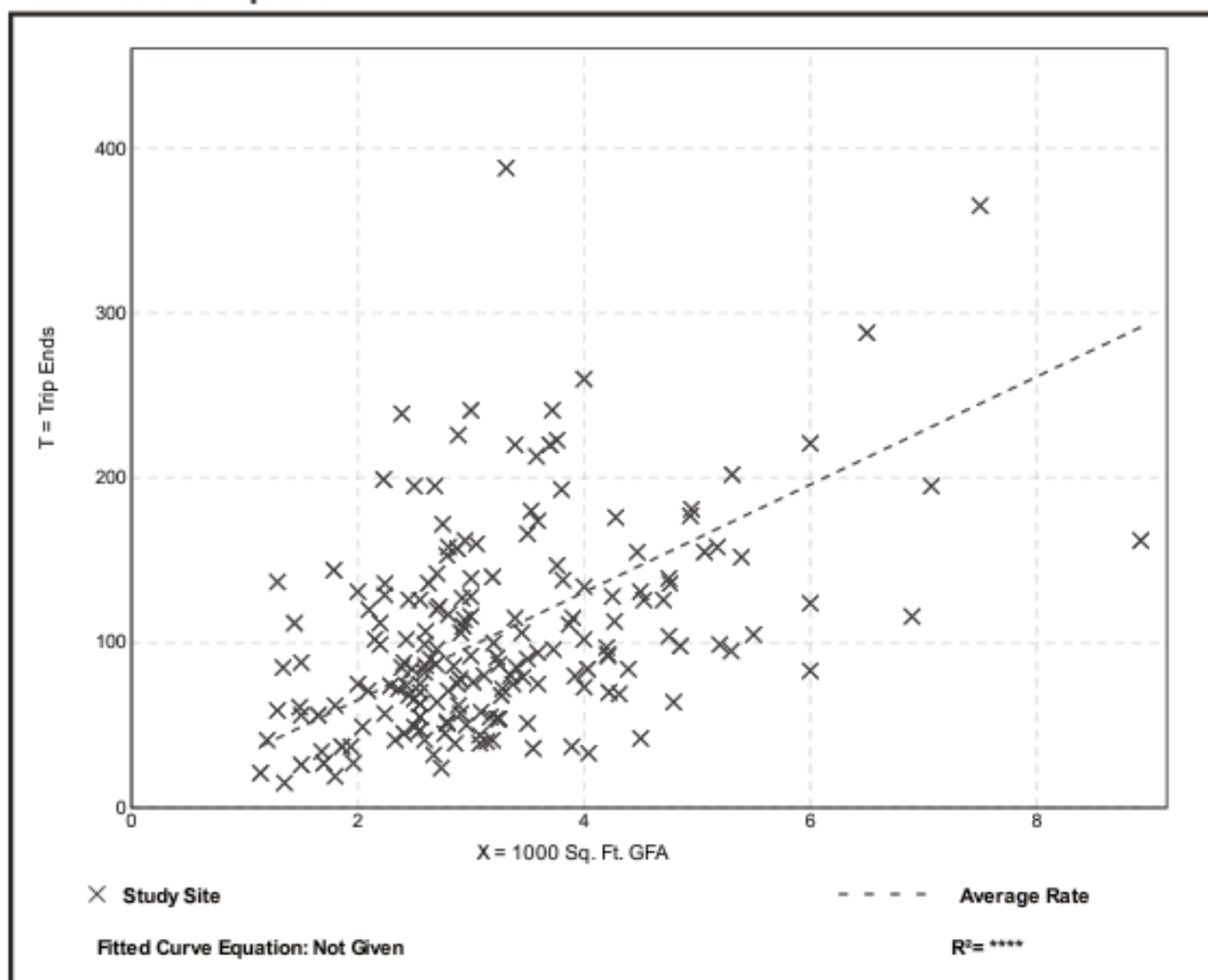
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 185
 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.67	8.17 - 117.22	17.87

Data Plot and Equation



**Table E.32 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 934—Fast-Food Restaurant with Drive-Through Window**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	~2.6	Minn-St. Paul, MN	1987	50	3:00–7:00 p.m.	25	27	48	75	—	—
—	<5.0	Chicago suburbs, IL	1987	80	3:00–8:00 p.m.	38	—	—	62	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	100	3:00–8:00 p.m.	55	—	—	45	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	159	3:00–8:00 p.m.	56	—	—	44	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	225	3:00–8:00 p.m.	48	—	—	52	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	88	3:00–8:00 p.m.	35	—	—	65	—	Kenig, O'Hara, Humes, Flock
—	<5.0	Chicago suburbs, IL	1987	84	3:00–8:00 p.m.	44	—	—	56	—	Kenig, O'Hara, Humes, Flock
88	1.3	Louisville area, KY	1993	—	4:00–8:00 p.m.	68	22	10	32	2,055	Barton- Aechman Assoc.
120	1.9	Louisville area, KY	1993	33	4:00–8:00 p.m.	67	24	9	33	2,447	Barton- Aechman Assoc.
87	4.2	New Albany, IN	1993	—	4:00–8:00 p.m.	56	25	19	44	1,632	Barton- Aechman Assoc.
150	3.0	Louisville area, KY	1993	—	4:00–8:00 p.m.	31	31	38	69	4,250	Barton- Aechman Assoc.
—	3.1	Kissimmee, FL	1995	28	2:00–8:00 p.m.	71	—	—	29	—	TPD inc.
—	3.1	Apopka, FL	1996	29	2:00–8:00 p.m.	38	—	—	62	—	TPD inc.
—	2.8	Winter Springs, FL	1995	47	2:00–8:00 p.m.	66	—	—	34	—	TPD inc.
—	4.3	Longwood, FL	1994	304	2:00–8:00 p.m.	62	—	—	38	—	TPD inc.
—	3.2	Altamonte Springs, FL	1996	202	2:00–8:00 p.m.	40	39	21	60	—	TPD inc.
—	2.9	Winter Park, FL	1996	271	2:00–8:00 p.m.	41	41	18	59	—	TPD inc.
—	3.3*	several	1996	varies	4:00–8:00 p.m.	62	—	—	38	—	Oracle Engineering

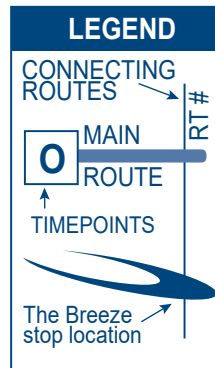
*Average of several combined studies.

Average Pass-By Trip Percentage: 50

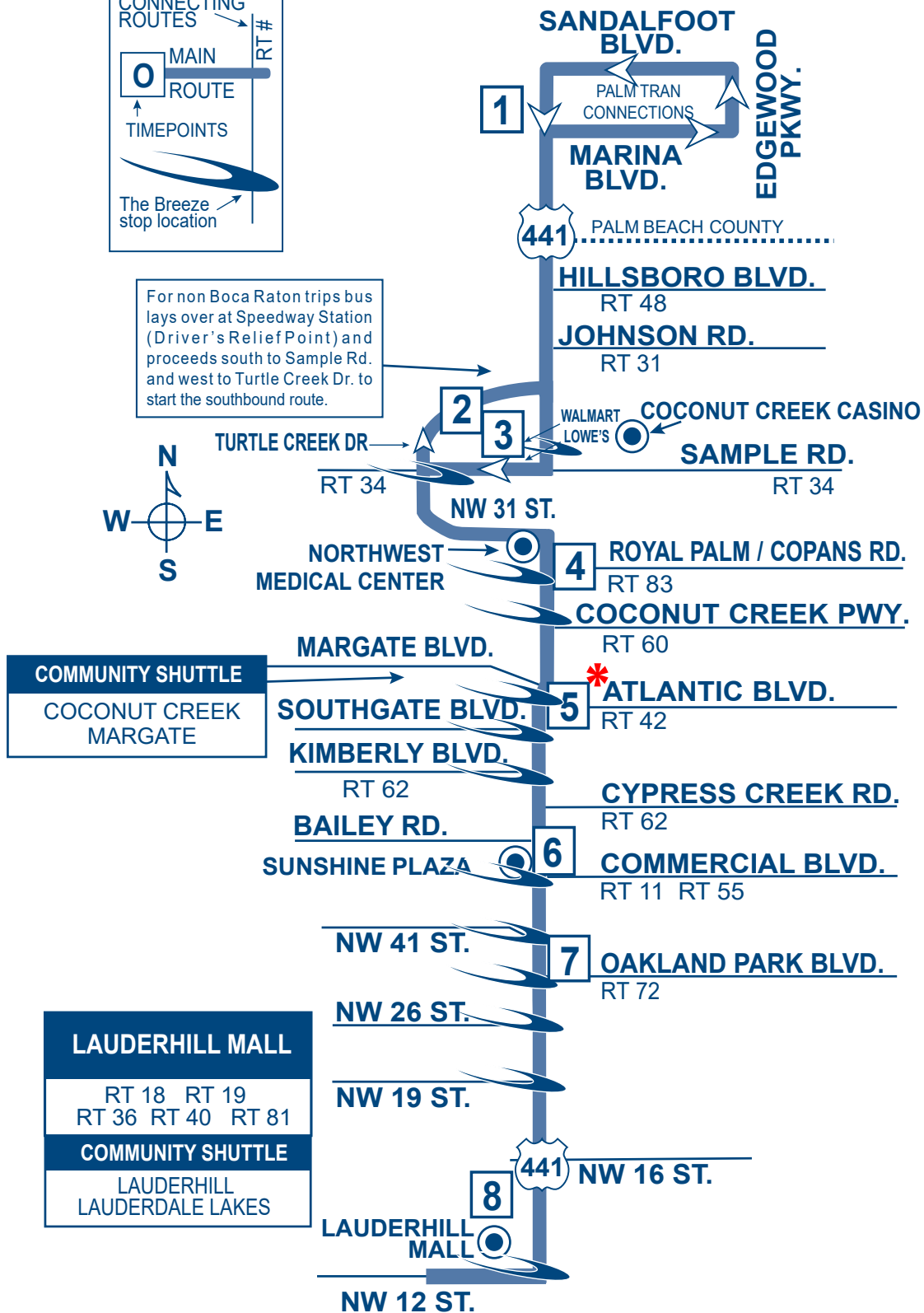
“—” means no data were provided

ROUTE 19

Sandalfoot Blvd to Lauderhill Mall
via Highway 441



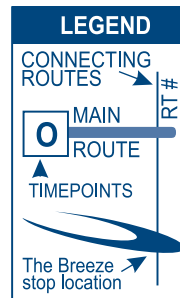
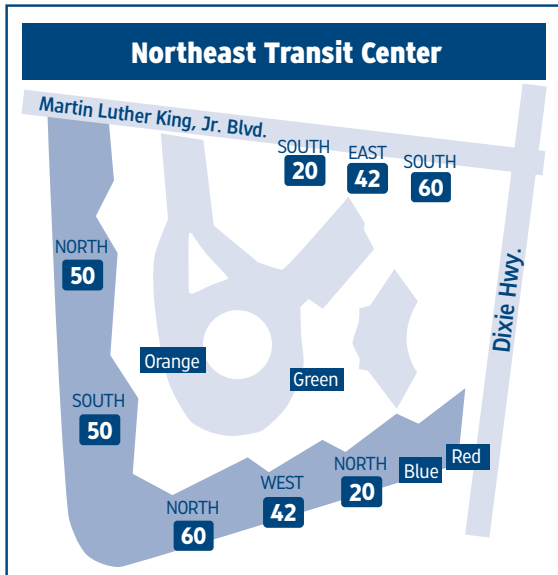
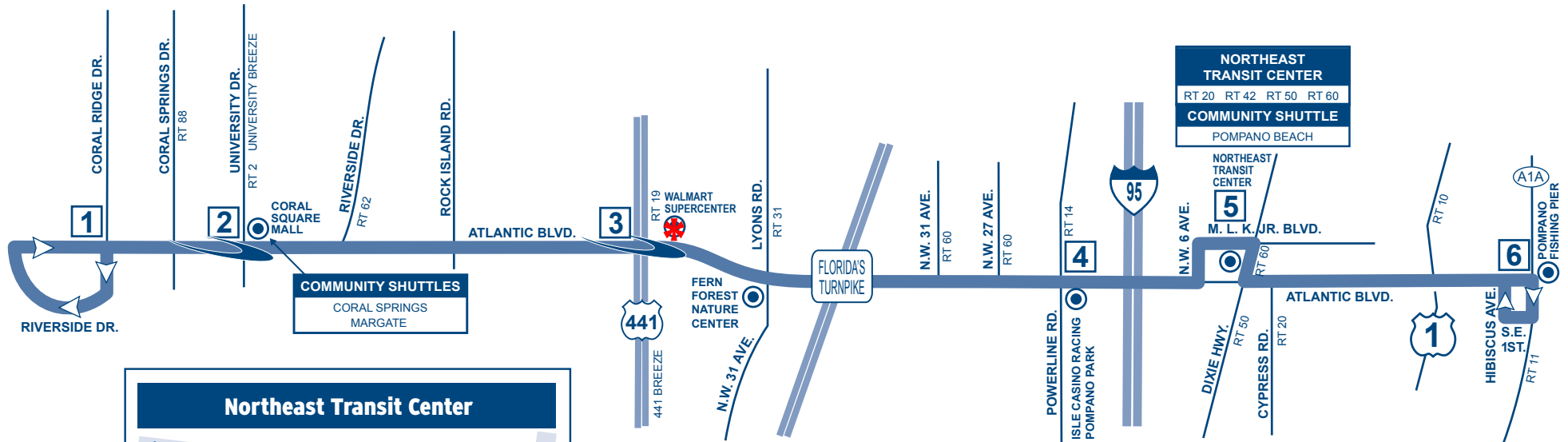
For non Boca Raton trips bus lays over at Speedway Station (Driver's Relief Point) and proceeds south to Sample Rd. and west to Turtle Creek Dr. to start the southbound route.



* Chipotle Margate

ROUTE 42

Coral Ridge Drive to A1A
via Atlantic Boulevard



- ### POINTS OF INTEREST
- Coral Square Mall
 - Walmart Supercenter
 - Fern Forest Nature Center
 - Isle Casino Racing Pompano Park
 - Northeast Transit Center
 - Pompano Fishing Pier

* Chipotle Margate