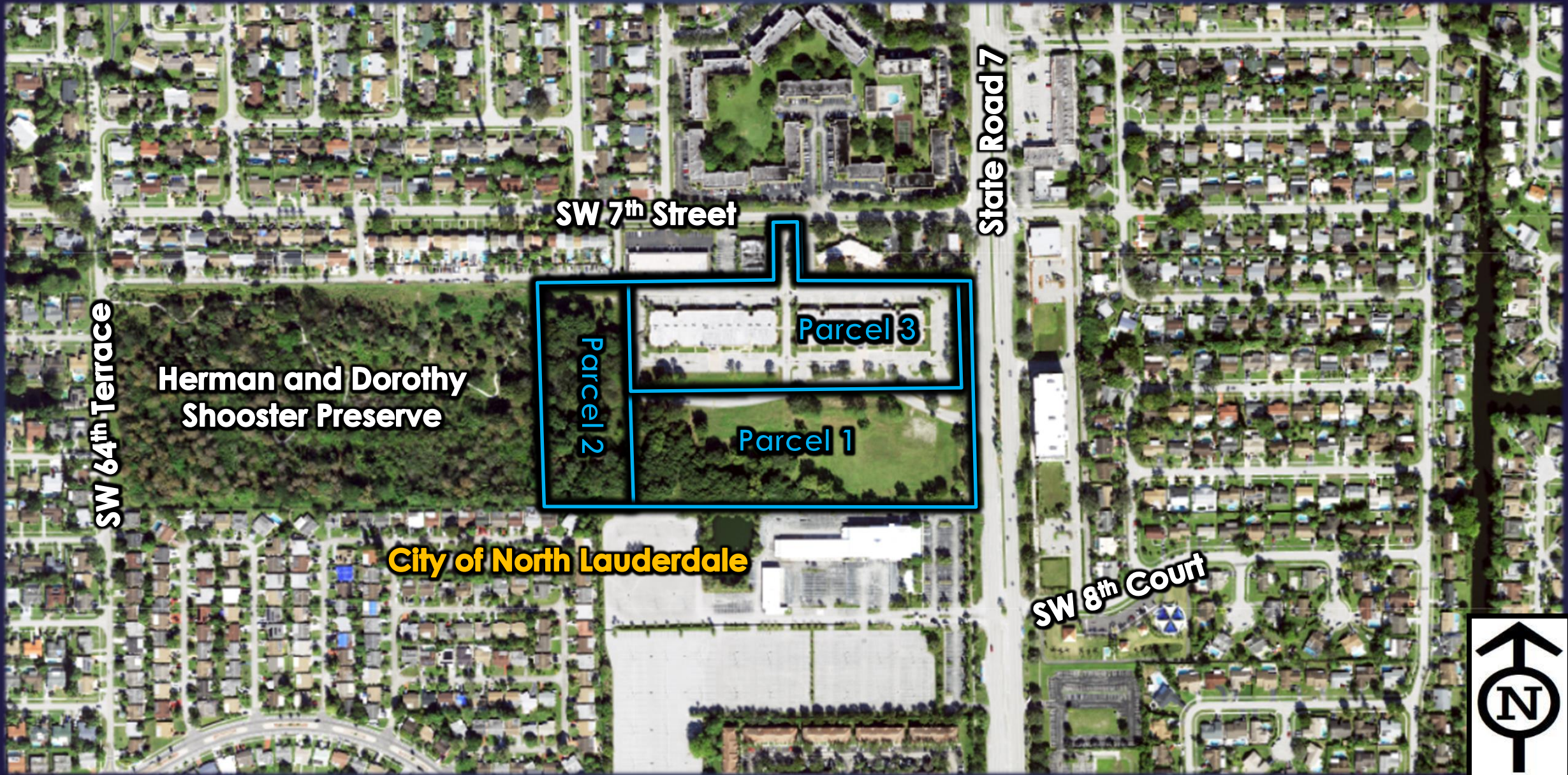


An architectural rendering of a modern multi-story apartment building, 'The Forest Apartments', located at 787 S. State Road 7. The building features a mix of light and dark grey tones, multiple balconies with dark railings, and a flat roof with several chimneys. In the foreground, there is a landscaped park area with a paved walking path, green grass, various trees, and a dark-colored gazebo. A few small figures of people are scattered throughout the scene, including one walking a dog on the path and others near the gazebo. The sky is a clear, bright blue with a few wispy white clouds. The overall scene is presented in a slightly desaturated, high-quality architectural style.

The Forest Apartments 787 S. State Road 7 Special Exception, Subdivision Resurvey & Plat Note Amendment

CITY OF MARGATE
CITY COMMISSION MEETING
OCTOBER 16, 2024

Project Location



Project Location



Requests

- Special exception approval to develop the property with a 338-unit multi-family development in the G zoning district.
- Subdivision resurvey approval to change the subdivision lines on the property to accommodate the proposed residential buildings.
- Plat note amendment approval to amend the restrictive note on the 441 South LTD., II Plat to allow 338 multi-family dwelling units.

Project Information

- **Land Use: Activity Center**
- **Zoning: G (Gateway)**
- **Located in CRA**
- **Proposed Units: 338 units**
 - Studios: 16
 - 1 Bedroom: 170
 - 2 Bedroom: 137
 - 3 Bedroom: 15
- **Building Height:**
 - Maximum Permitted: 94' (6 stories)
 - Provided: **57'-2" (5 stories)**
- **Parking Provided: 716 spaces***
(*Exceeds Code)

Site Plan



Parking Lot

Existing Office Buildings

Residential Development

State Road 7

Aerial Site Plan Overlay





View from State Road 7 (Building Type I)



Pool Courtyard (Building Type II)



Green Space between Building 4 and 5 (Building Type I)

Plaza and Open Space



Special Exception Criteria

- ✓ **The special exception shall be consistent with the purposes, goals, objectives and policies of the Margate Comprehensive Plan and the Margate Code of Ordinances.**
- ✓ **The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**
- ✓ **The establishment, maintenance or operation of the proposed use shall only be approved if in the best interest of the city. It shall be determined that a genuine need for the use is present in the city to support and justify the approval order to avoid creating an excessive proliferation of said special exception use.**
- ✓ **The proposed use shall be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.**
- ✓ **Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the city's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of this Code of Ordinances.**

Special Exception Criteria Continued

- ✓ Adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion on public streets, and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right.
- ✓ There shall be adequate parking areas and off street truck loading spaces (if applicable) consistent with the parking requirements of the Code, and the layout of the parking and vehicular use areas shall be convenient and conducive to safe operation consistent with city standards to the greatest extent possible.
- ✓ The establishment of the special exception shall not impede the development of surrounding properties for uses permitted in the zoning district nor have a negative impact on the value of those properties;
- ✓ The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.
- ✓ The city commission finds that the granting of the application will be in the best interest of the city.

Plat Note Amendment – 441 South LTD II Plat

- Current note restriction: 146,000 sq. ft. office
- Proposed note restriction: 146,000 sq. ft. office and 338 mid-rise dwelling units

Project Benefits & Key Considerations

- New housing option in southern portion of City
- Property tax revenue (approx. \$2,000,000 annually)
- Positive economic impact
- Lift station improvements
- Traffic signal optimization
- New bus shelter
- Sufficient capacity in local schools



Questions?