



Development Services Department

The Forest Apartments

**Special Exception, Plat Note
Amendment & Subdivision Resurvey**

October 16, 2024, City Commission Meeting

The Forest Apartments- Overview



338 units

5 applications

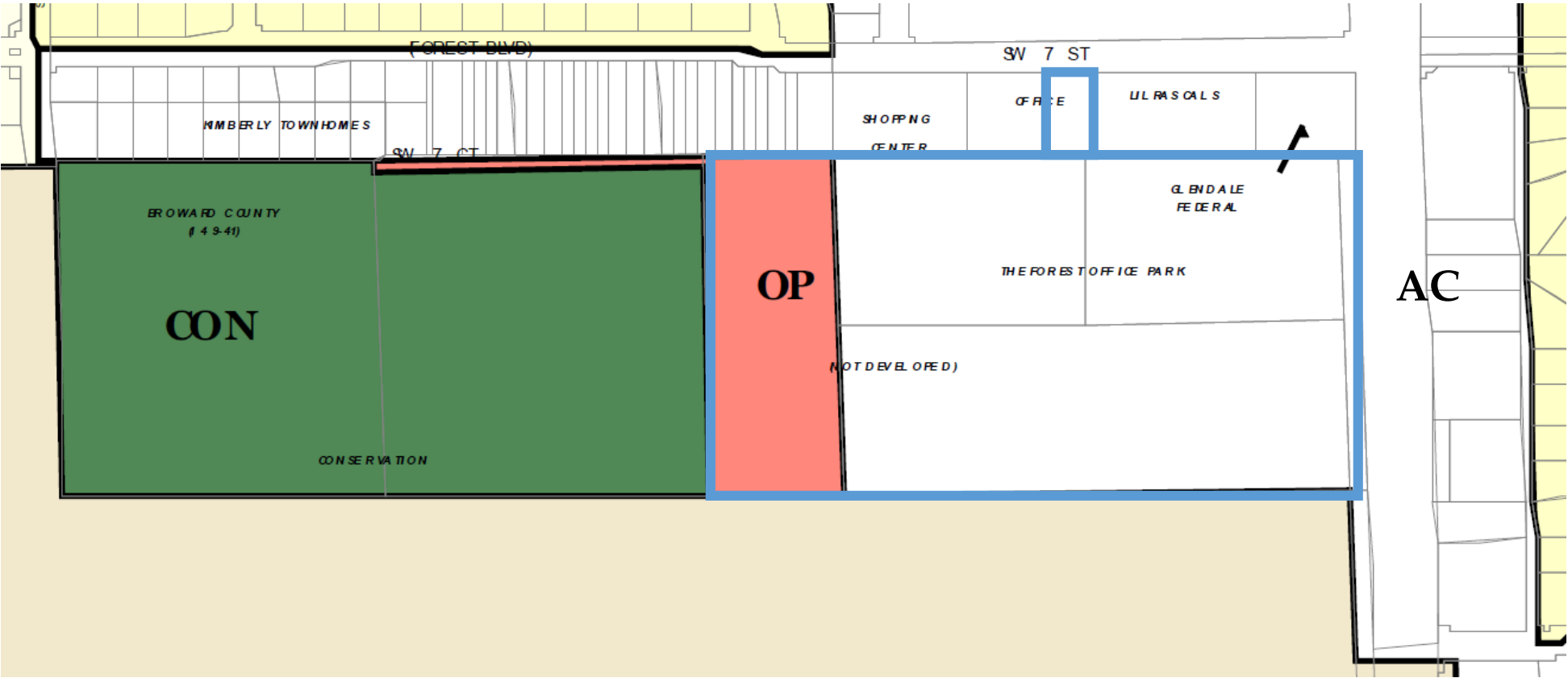
3 require City
Commission
approval



The Forest Apartments- Overview

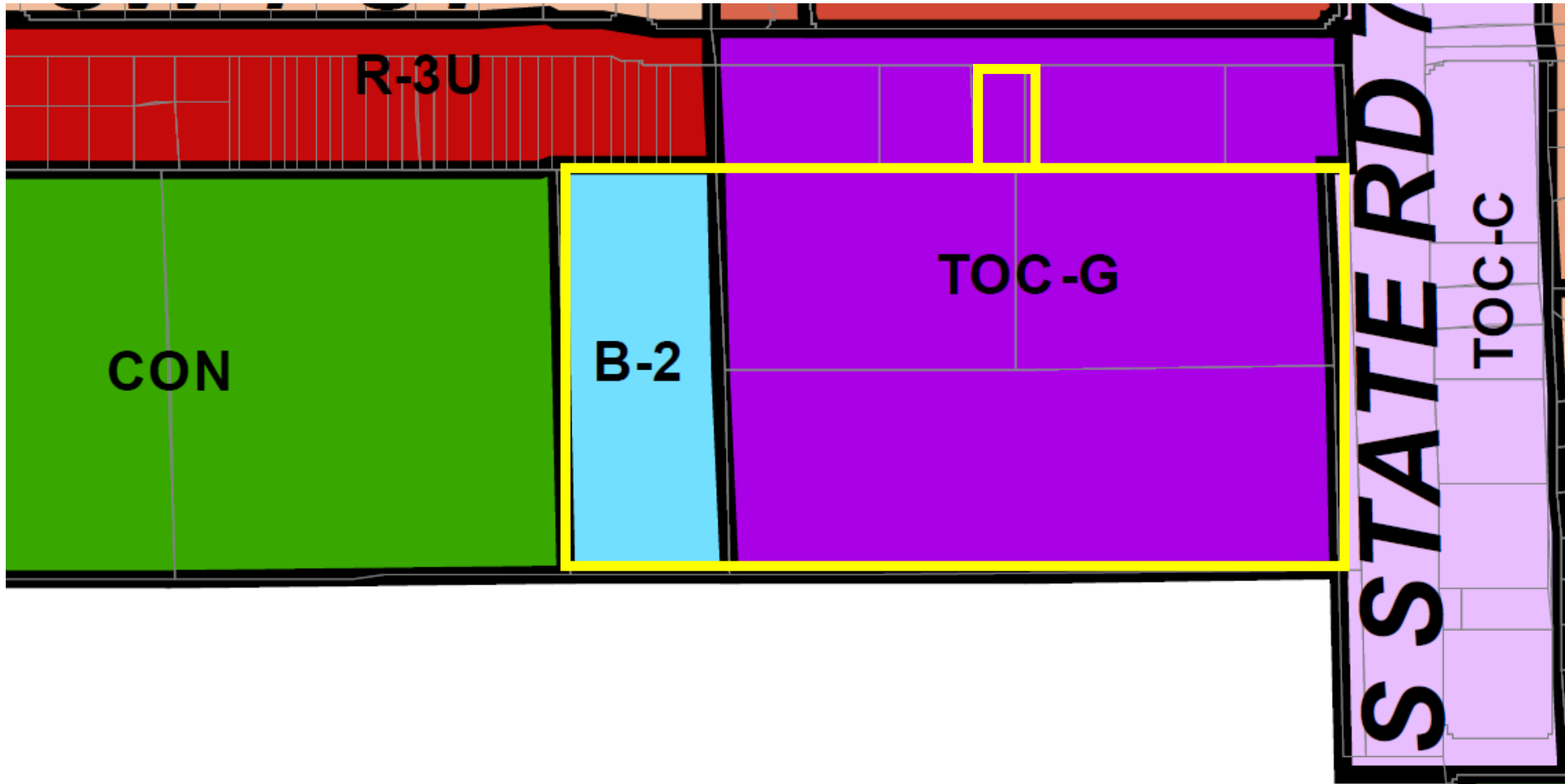
Future Land Use Map

CON: Conservation
OP: Office Park
AC: Activity Center



The Forest Apartments- Overview

Zoning Map



CON: Conservation

B-2: Community
Business

R-3U: Row House

TOC-G: Gateway

TOC-C: Corridor



The Forest Apartments- Overview

- July 2023, Code change: Development standards & allow residential on State Road 7
- 1. 23-400044 The Forest Office Parking Lot Site Plan
- 2. 23-400046 The Forest Residential Site Plan
- 3. **23-400047 The Forest Apartments Special Exception**
- 4. **23-400043 The Forest Plat Note Amendment**
- 5. **23-400045 The Forest Subdivision Resurvey**



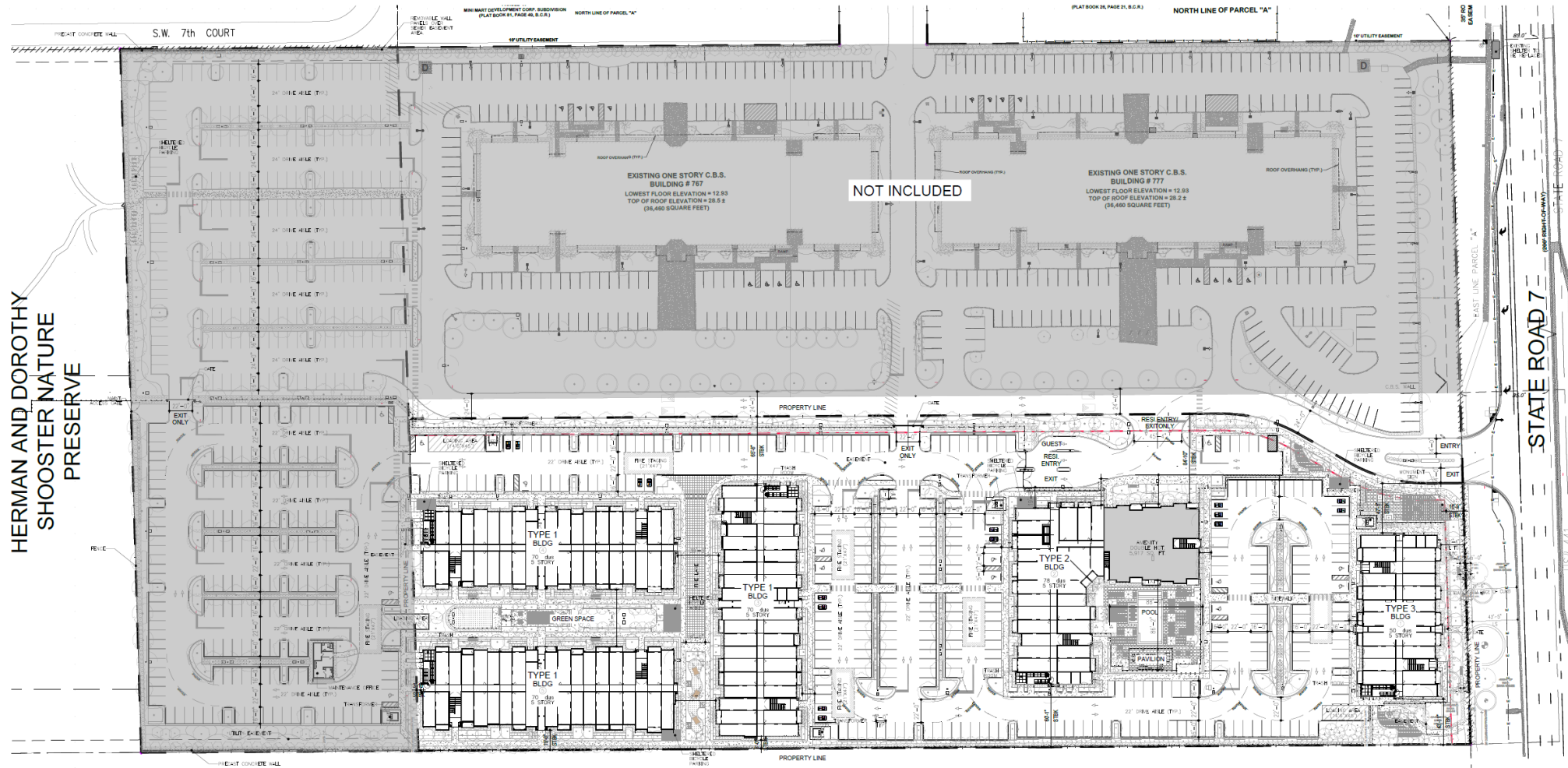
The Forest Apartments- Overview

- Development Review Committee conditional approval
 - Special Exception approval required for the residential site plan for final sign-off
 - All others relate to required documents being recorded prior to issuance of Engineering and Building permits.
1. Unity of Title for the portion of the parking lot being purchased to join it with the residential development
 2. Easement Agreement
 3. Master Parking Agreement
 4. Drainage Agreement
 5. Subdivision Resurvey



The Forest Apartments- Special Exception

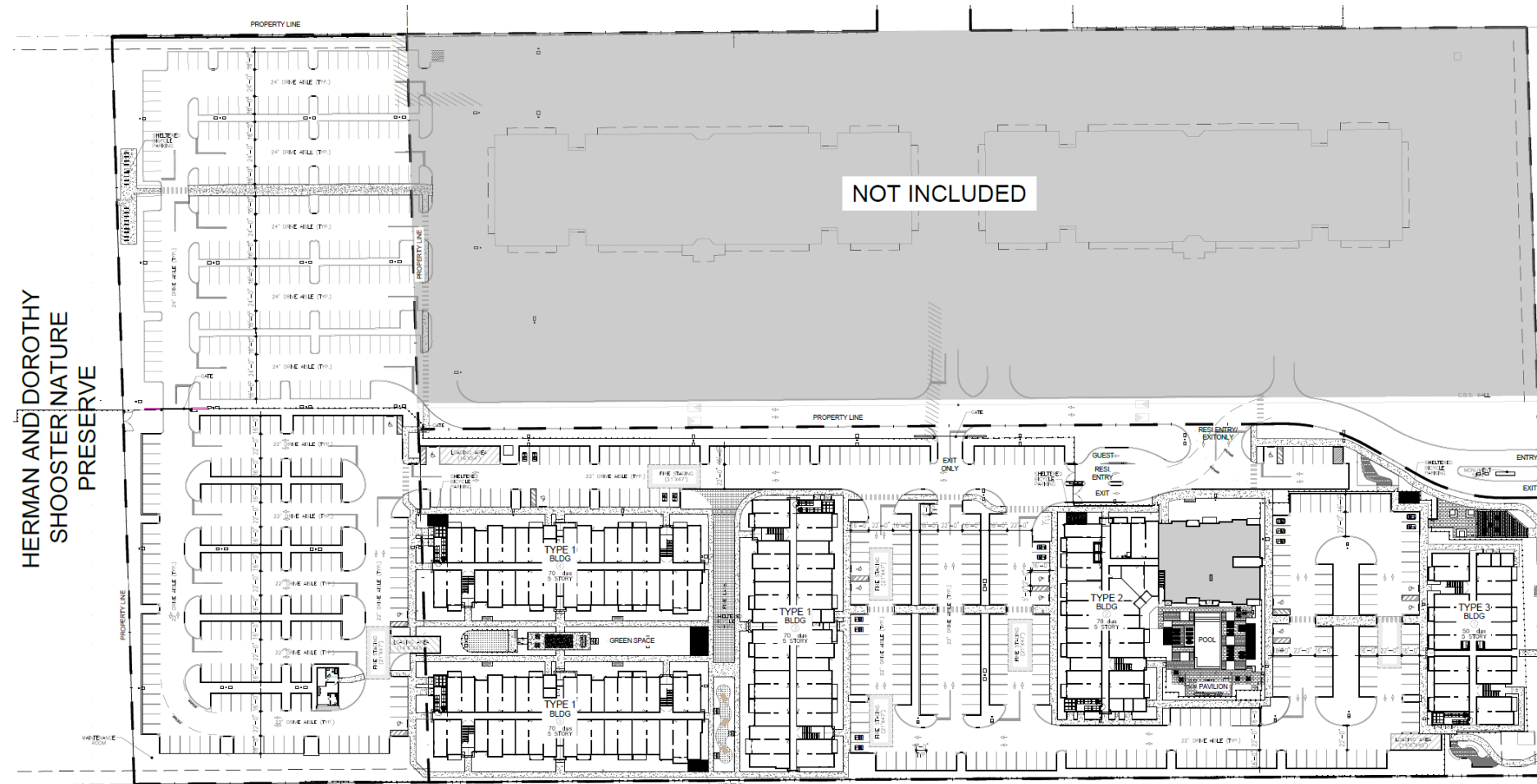
Residential Site Plan



HERMAN AND DOROTHY
SHOOSTER NATURE
PRESERVE



Master Parking Plan



PARKING		
Required		
	# of units or SF	# Spaces
Studio @ 2 sp/du	16 units	32 sp
1 BD @ 2 sp/du	170 units	340 sp
2 BD @ 2 sp/du	137 units	274 sp
3BD @ 3 sp/du	15 units	45 sp
Guest @ 15%		104 sp
Sub-Total	338 units	795 sp
Total Required	795 sp	
Reduction based upon Sec. 9.12.(E)(2) of the Margate Code of Ordinances	5%	39.7 sp
Reduction based upon Sec. 9.12.(E)(4) of the Margate Code of Ordinances.	5%	39.7 sp
Total Required	715 sp	
Provided		
	Standard	HC
Surface Parking	297 sp	12 sp
Garage Parking	sp	sp
Residential Total	297 sp	12 sp
Shared off-site Parking	230 sp	sp
Dedicated off-site Parking	174 sp	3 sp
Sub-Total	701 sp	15 sp
Grand Total	716 sp	
EV Spaces: 15 sp (2%)		
Bicycle Parking: 36 sp		



The Forest Apartments- Special Exception

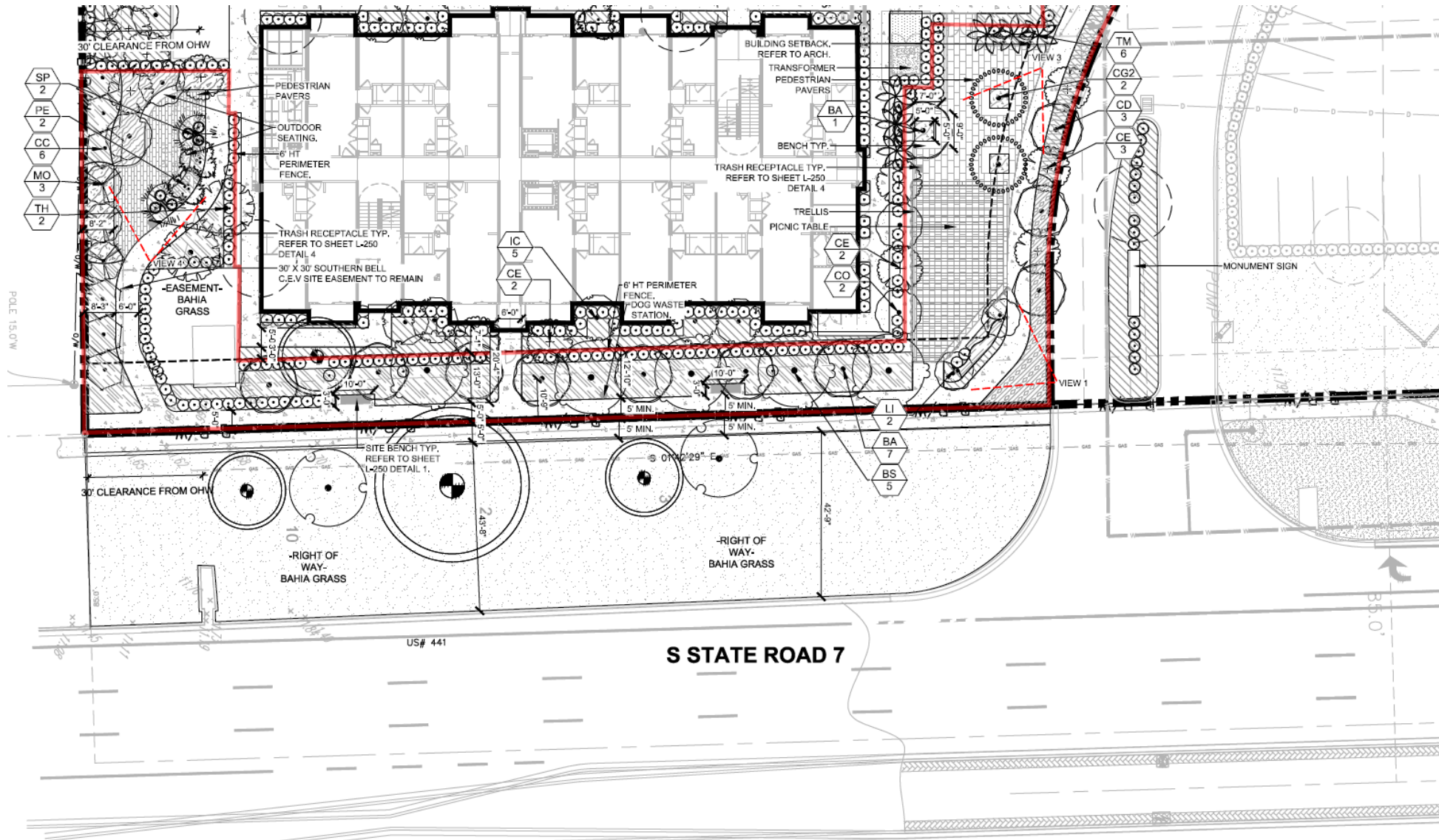
Metrics

SR 7 MARGATE - DEVELOPMENT SUMMARY							
Residential:							
Unit Types	NRSF/Unit	Building Types			Total Units	Leasable (NRSF)	% of Totals
		Type I	Type II	Type III			
Studio							
ST1	576 sf	0	16	0	16 units	9,216 sf	5%
Sub-total		0	16	0	16 units	9,216 sf	
1BD							
A1	795 sf	22	7	22	95 units	75,525 sf	50%
A1-MOD	819 sf	10	5	10	45 units	36,855 sf	
A2	779 sf	0	10	0	10 units	7,790 sf	
A3	745 sf	0	5	10	15 units	11,175 sf	
A3-MOD	766 sf	0	5	0	5 units	3,830 sf	
Sub-total		32	32	42	170 units	135,175 sf	
2BD							
B1	1,171 sf	15	12	0	57 units	66,747 sf	41%
B2	1,105 sf	10	0	0	30 units	33,150 sf	
B3	1,127 sf	8	8	8	40 units	45,080 sf	
B4	1,168 sf	0	10	0	10 units	11,680 sf	
Sub-total		33	30	8	137 units	156,657 sf	
3BD							
C1	1,351 sf	5	0	0	15 units	20,265 sf	4%
Sub-total		5	0	0	15 units	20,265 sf	
# of Units/Bldg		70 units	78 units	50 units		321,313 sf	100.0%
# of Bldgs		3 bldgs	1 bldgs	1 bldgs	5 bldgs		
Total Units		210 units	78 units	50 units	338 units		
					951 avg sf/unit		

SITE INFORMATION			
Site Area:	310,585 SF	7.1301 ac.	
	Proposed		
Density:	338 Units (47 dus/ac)		
Building Setbacks			
A. Front	Required (Residential Structures)	Provided (Residential Structures)	
East (SR 7)	18'-0"	22'-4"	
B. Side			
North	16'-0"	47'-5"	
West NW 95th st	0'-0"	3'-10"	
South	0'-0"	8'-0"	
	Required	Provided	
Building Height	94' (6 Stories) Max.	57'-2" (5 stories)	
SITE CALCULATIONS			
Open Space	Required		Proposed
	3% of Acreage	0.2136 ac (9,304 SF)	117,131 sf



The Forest Apartments- Special Exception



State Road 7

71'-6" curb setback

43'-8" swale

10' multi-use path

13'-10" landscape
to fence

18' property line
setback



The Forest Apartments- Special Exception

Building on State Road 7



The Forest Apartments- Special Exception

Building on State Road 7



The Forest Apartments- Special Exception

Open Space Feature



The Forest Apartments- Special Exception

Pool & Amenity



The Forest Apartments– Special Exception

Staff Findings: Application meets General Standards of Review 1-9

10. “The City Commission finds that the granting of the application will be in the best interest of the City.”

This determination to be made by the City Commission

➤ Approval prerequisite to approve Plat Note Amendment and Subdivision Resurvey

Development Review Committee: Conditional Approval

Staff Recommendation: Based on the findings supported by the exhibits, the application satisfies the Special Exception criteria and recommends approval subject to the conditions of the Development Review Committee

Planning & Zoning Board: At the October 1st, 2024, meeting, approval subject to the staff recommendation was recommended, motion carried 4-1.



The Forest Apartments- Plat Note Amendment

- Approval contingent upon the Special Exception being approved
- Broward County Land Development Code requires an amendment to the restrictive note on the plat to allow 338 mid-rise dwelling units to be developed on it
- Required official action from the City Commission assigning the 338 Flexibility units to the property in accordance with the Administrative Rules Document of the Broward County Land Use Plan
- Amending the restrictive note on a plat and site plan are applications that require an adequacy determination for concurrency, and because the restrictive note is part of a plat approval, the same procedures are required to amend the note



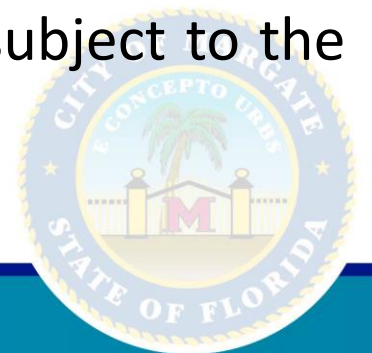
The Forest Apartments– Plat Note Amendment

Staff Findings: Application meets Concurrency & Allocation of Dwelling Unit Criteria

Development Review Committee: Conditional Approval

Staff Recommendation: Based on the findings supported by the exhibits, the application satisfies the Plat Amendment and allocation of Flexibility Criteria and recommends approval subject to the conditions of the Development Review Committee

Planning & Zoning Board: At the October 1st, 2024, meeting, approval subject to the staff recommendation was recommended, motion carried 4-1.



The Forest Apartments- Subdivision Resurvey

- Approval contingent upon the Special Exception being approved
- Property lines shown on the plats associated with The Forest Apartments and the site plan for a parking lot associated with the office park and the apartments need to be rearranged for the projects



The Forest Apartments- Subdivision Resurvey

Key Map



Parcel 1: 2.0374 acres (88,750 sq. ft.)

Parcel 3: 2.057 acres (89,605 sq. ft.)

Parcel 2: 7.1301 acres (310,585 sq. ft.)

Parcel 4: 8.7406 acres (380,740 sq. ft.)



The Forest Apartments- Subdivision Resurvey

Staff Findings: Application meets Concurrency & Subdivision Resurvey Criteria

Development Review Committee: Conditional Approval

Staff Recommendation: Based on the findings supported by the exhibits, the application satisfies the Subdivision Resurvey Criteria and recommends approval subject to the conditions of the Development Review Committee

Planning & Zoning Board: At the October 1st, 2024, meeting, approval subject to the staff recommendation was recommended, motion carried 4-1.

