



**Development Services Department**

## **The Forest Apartments**

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

**October 1, 2024, Planning & Zoning Board**



# The Forest Apartments- Overview



338 units

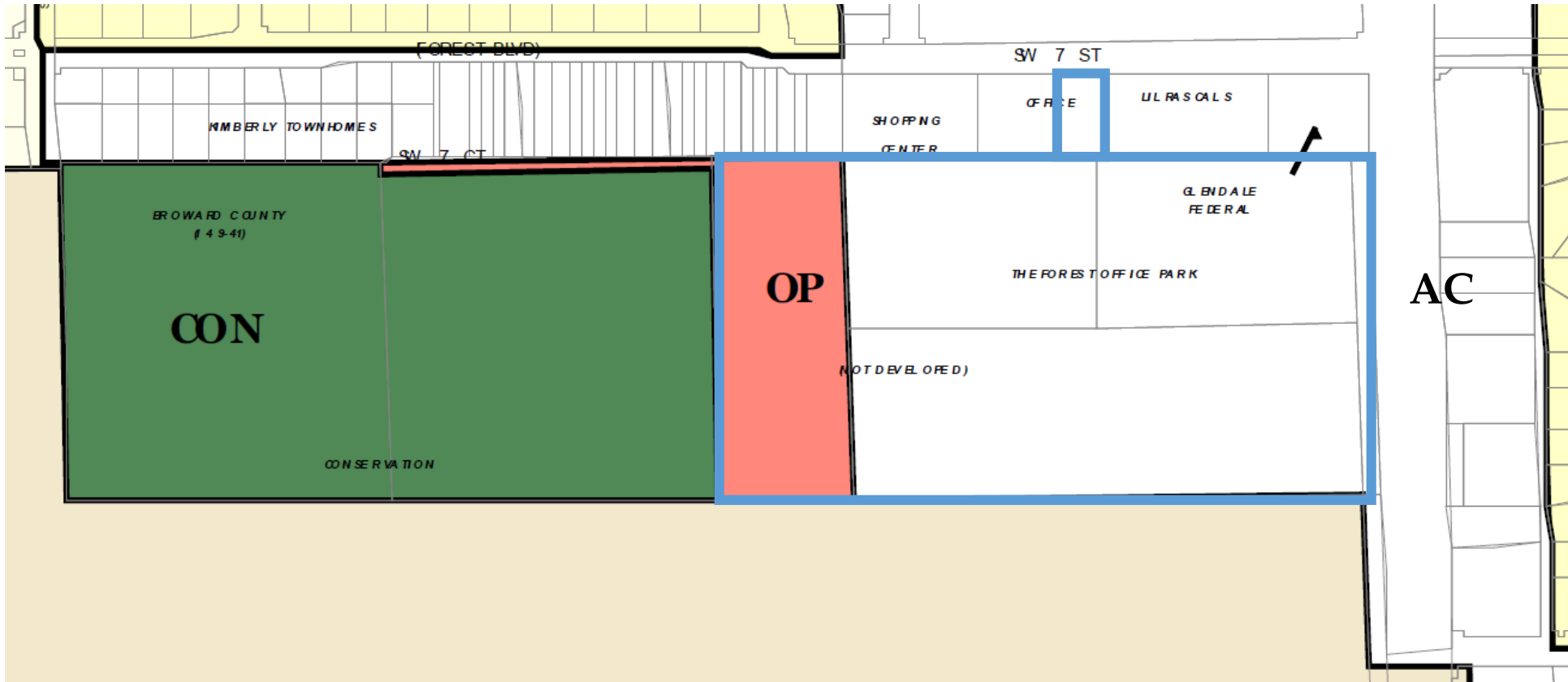
5 applications

3 require City  
Commission  
approval



# The Forest Apartments- Overview

## Future Land Use Map

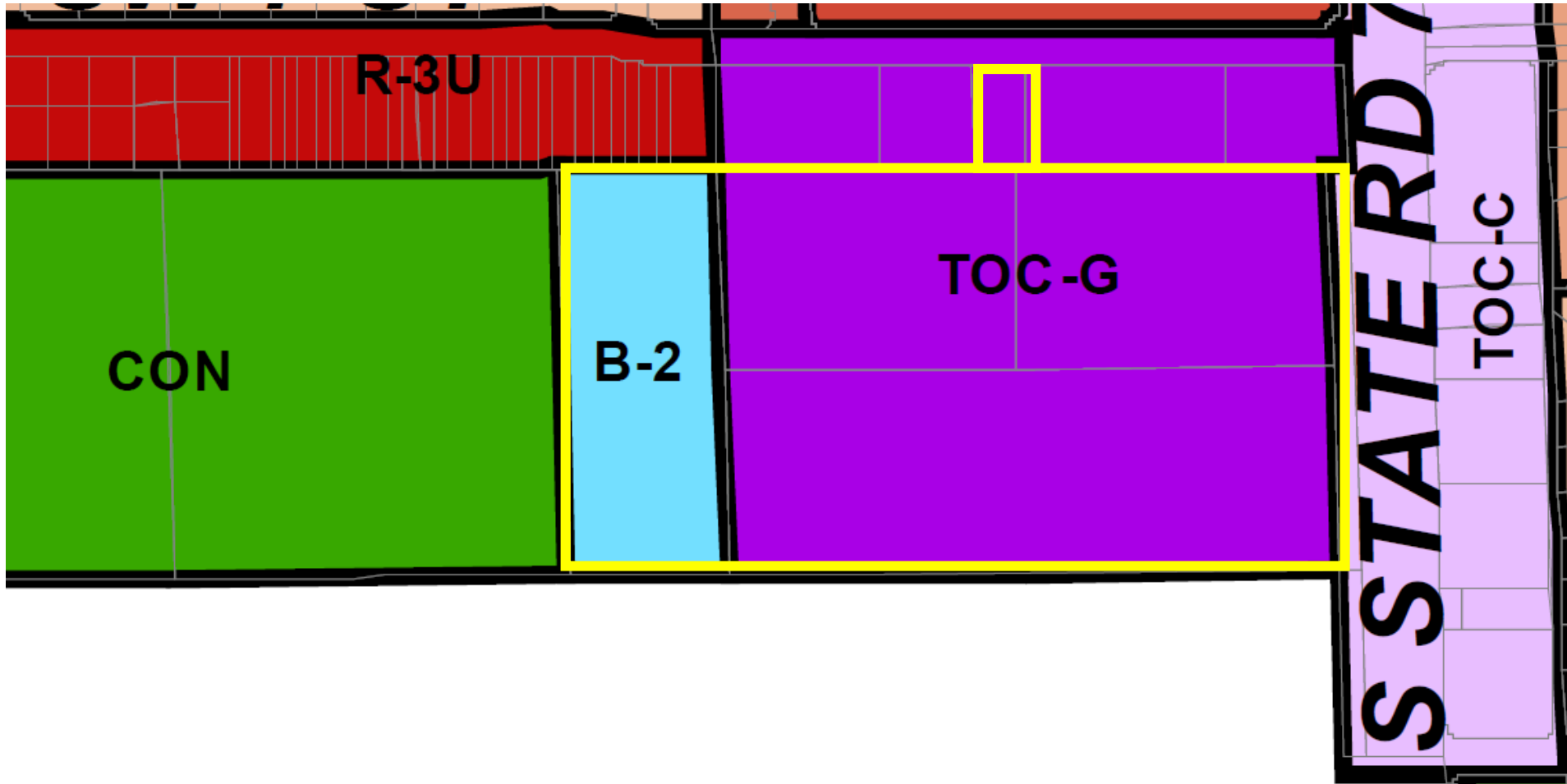


CON: Conservation  
OP: Office Park  
AC: Activity Center



# 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

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- 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

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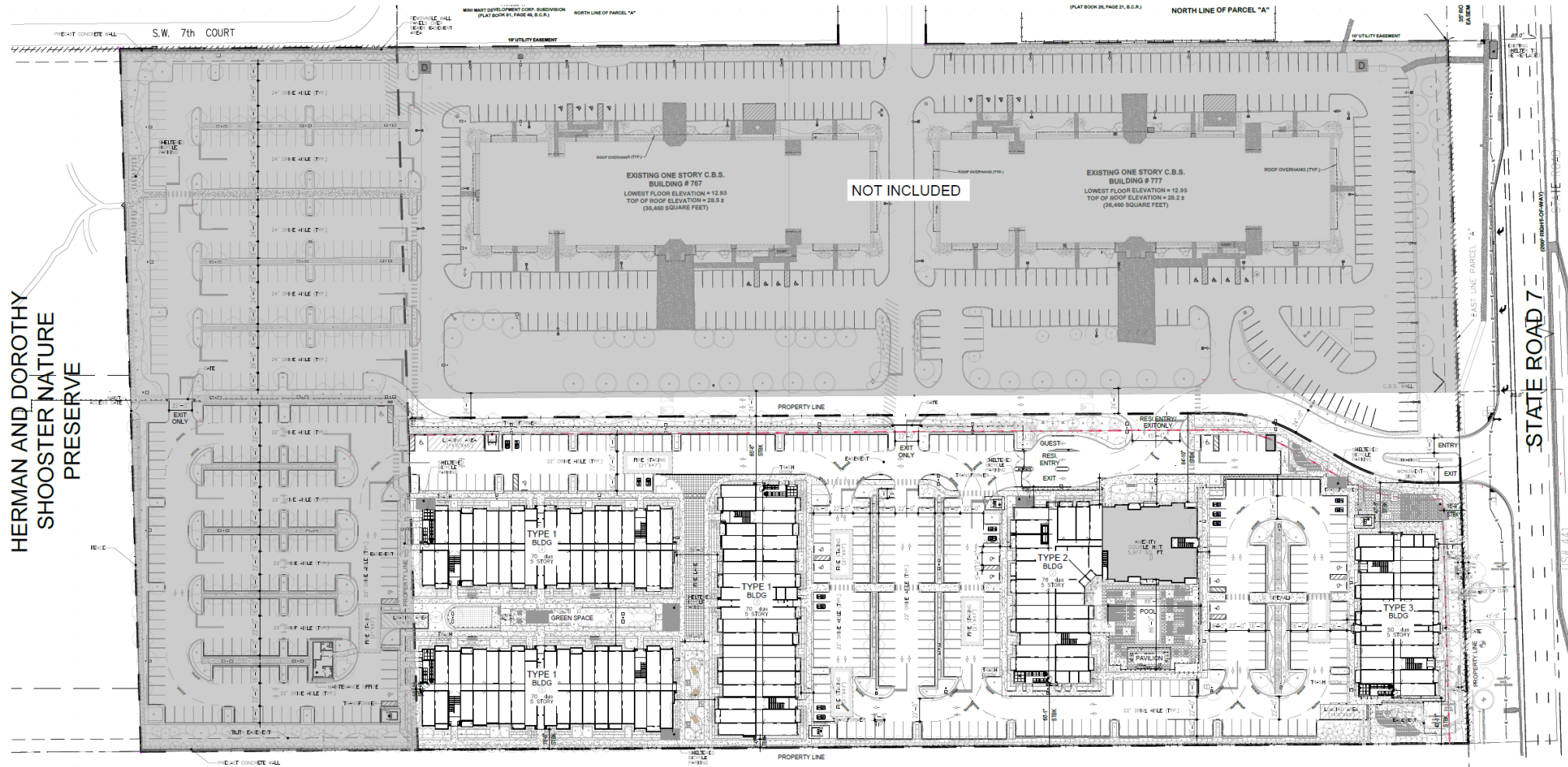
- Development Review Committee conditional approval
- Special Exception approval required for the residential site plan for final sign-off
- All others relate to required documents being recorded prior to issuance of Engineering and Building permits.
  1. Unity of Title for the portion of the parking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





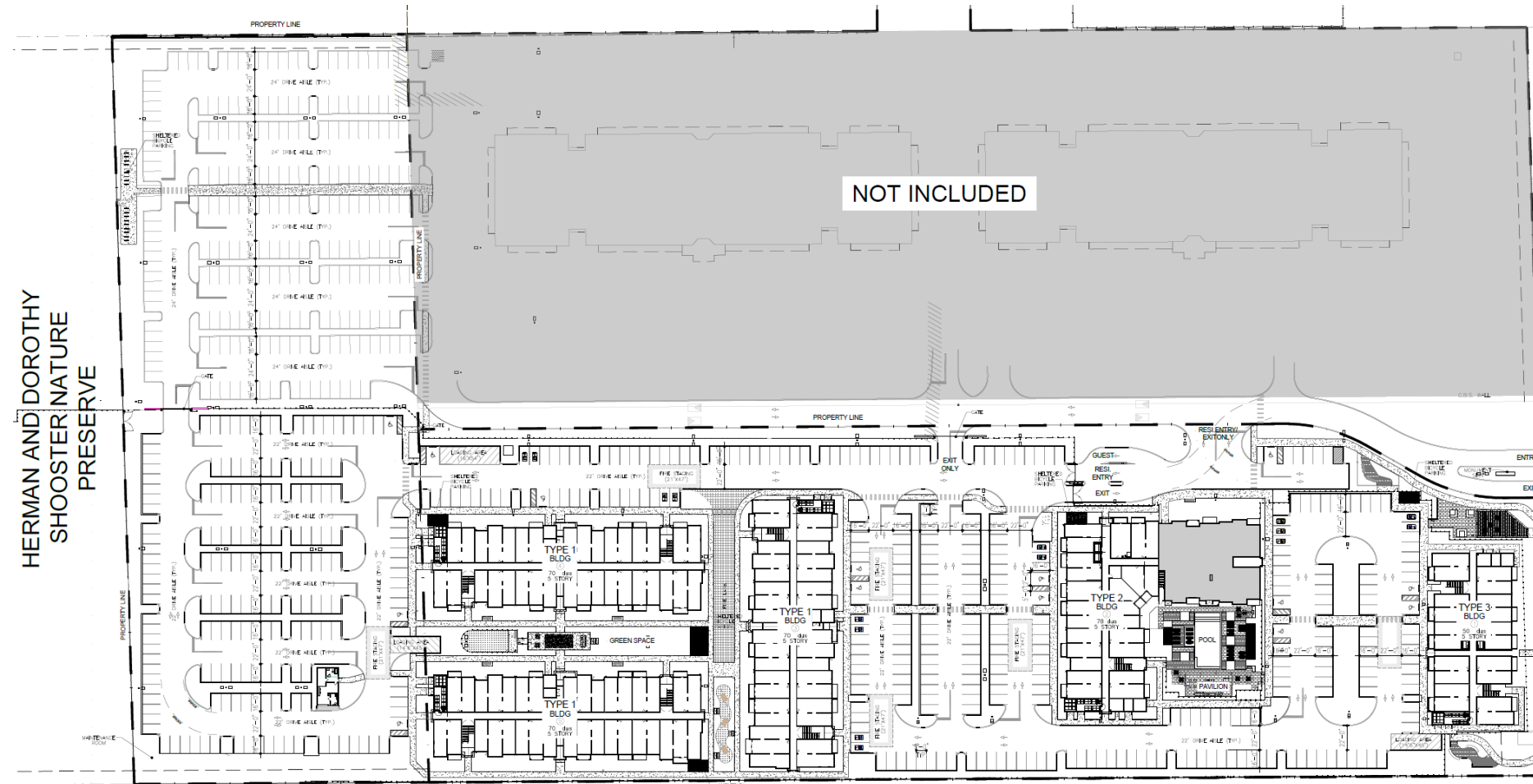
# The Forest Apartments- Special Exception

## Residential Site Plan



# The Forest Apartments- Special Exception

## Master Parking Plan



PARKING		
<b>Required</b>		
	<b># of units or SF</b>	<b># Spaces</b>
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
<b>Sub-Total</b>	<b>338 units</b>	<b>795 sp</b>
<b>Total Required</b>	<b>795 sp</b>	
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
<b>Total Required</b>	<b>715 sp</b>	
<b>Provided</b>		
	<b>Standard</b>	<b>HC</b>
Surface Parking	297 sp	12 sp
Garage Parking	sp	sp
<b>Residential Total</b>	<b>297 sp</b>	<b>12 sp</b>
Shared off-site Parking	230 sp	sp
Dedicated off-site Parking	174 sp	3 sp
<b>Sub-Total</b>	<b>701 sp</b>	<b>15 sp</b>
<b>Grand Total</b>	<b>716 sp</b>	
	EV Spaces: 15 sp (2%)	
	Bicycle Parking: 36 sp	





# The Forest Apartments- Special Exception

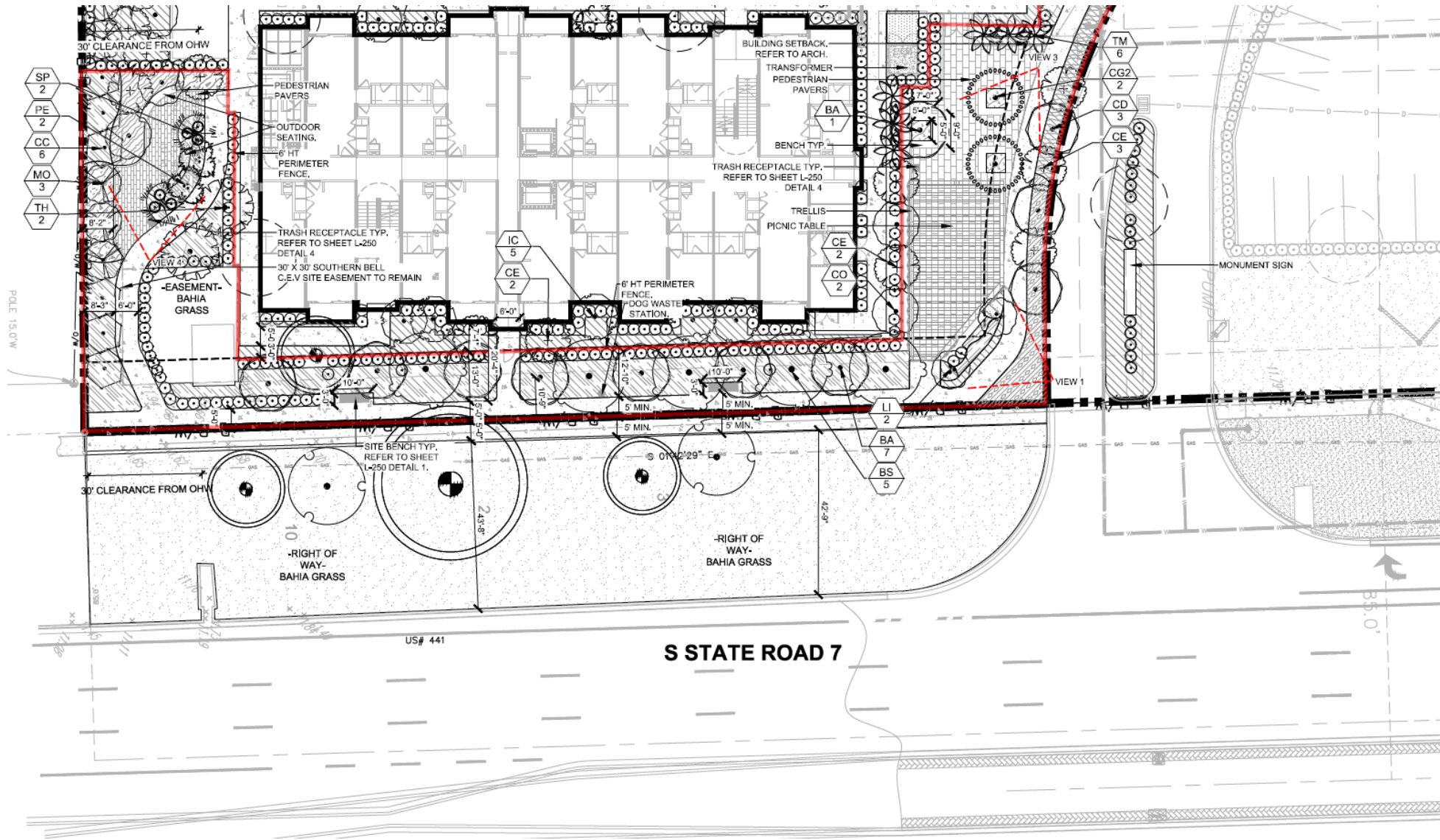
## Metrics

SR 7 MARGATE - DEVELOPMENT SUMMARY							
Residential:							
Unit Types	NRSF/Unit	Building Types			Total Units	Leasable (NRSF)	% of Totals
		Type I	Type II	Type III			
<b>Studio</b>							
ST1	576 sf	0	16	0	16 units	9,216 sf	5%
<b>Sub-total</b>		<b>0</b>	<b>16</b>	<b>0</b>	<b>16 units</b>	<b>9,216 sf</b>	
<b>1BD</b>							
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	
<b>Sub-total</b>		<b>32</b>	<b>32</b>	<b>42</b>	<b>170 units</b>	<b>135,175 sf</b>	
<b>2BD</b>							
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	
<b>Sub-total</b>		<b>33</b>	<b>30</b>	<b>8</b>	<b>137 units</b>	<b>156,657 sf</b>	
<b>3BD</b>							
C1	1,351 sf	5	0	0	15 units	20,265 sf	4%
<b>Sub-total</b>		<b>5</b>	<b>0</b>	<b>0</b>	<b>15 units</b>	<b>20,265 sf</b>	
<b># of Units/Bldg</b>		70 units	78 units	50 units		<b>321,313 sf</b>	<b>100.0%</b>
<b># of Bldgs</b>		3 bldgs	1 bldgs	1 bldgs	<b>5 bldgs</b>		
<b>Total Units</b>		210 units	78 units	50 units	<b>338 units</b>		
951 avg sf/unit							

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



# 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 a 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



# The Forest Apartments- Plat Note Amendment

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- 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

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**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





# The Forest Apartments- Subdivision Resurvey

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- 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- Plat Note Amendment

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**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

