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January 29, 2024

Curt A. Keyser, P.E., Director
City of Margate
Dept. of Environmental & Engineering Services
901 NW 66th Ave., Suite A
Margate, Florida 33063

RE: Forest Apartments – Water/Sewer Capacity Credits and Off-Site Drainage
DRC Application #s 23-00400045, 23-00400047, 23-00400043, 23-00400046, 23-00400044

Dear Mr. Keyser:

The undersigned attorney represents Rez SE Land, LLC, applicant for a proposed multifamily project to be developed on the site commonly known as the "Shooster Property" which is located on the west side of US 441, 1 block south of SW 7th Street. This letter aims to provide brief explanations regarding the property's water and sewer capacity reservations and status of drainage permitting with Broward County.

With regard to the water and sewer capacity reservations, the recorded documents allocating "ERCs" to the Shooster Property have been uploaded with the most recent application submittals. In summary, in 1983 a prior owner of the property entered into a developer agreement with the City for ERCs for water and sewer treatment plant capacity. These ERCs were transferred and assigned to different owners of the subject property over the years, with the latest assignment occurring in 2001 to the current property owner, 777 Properties, Inc. This latest assignment identifies 109.58 ERCs allocated to the property.

As for the status of the drainage permitting with Broward County, the Surface Water Management Permit from 1985 was uploaded with the most recent application submittals. This permit authorizes the subject property to drain into the conservation area directly west of the property. In mid-January 2024, Applicant and its agents attended a virtual meeting with County staff from the Surface Water Management Department and Property Management Department. The participants at the meeting acknowledged Applicant's entitlement to drain into the conservation area. The Surface Water Management Department asked for updating drawings allowing the County to confirm 100% of the water draining into the conservation area will be pre-treated prior to entering the conservation area. Applicant's engineer is in the process of submitting drawings to the County to allow them to complete their review.

Please feel free to contact the undersigned should you have any questions.

Sincerely,

Matthew H. Scott, Esq.