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The Forest Apartments
787 S. State Road 7
Subdivision Resurvey Narrative

Rez Se Land, LLC ("Applicant"), with authorization from 777 Properties, Inc., owner of the parcel located at 787 S. State Road 7, hereby submits this request for approval of a subdivision resurvey application. The Property in question was previously platted. Applicant proposes changing the subdivision lines in the Property to accommodate the proposed residential buildings. The platted Ingress, Egress, Utility & Drainage easement (spine road), along with a water easement, and sewer easement will need to be realigned. As such, these recorded easements will need to be vacated and new easements will be recorded. The request to vacate the platted easements will be submitted at a later date, to allow the new easements to be recorded and construction completed before the existing easements are vacated. This request is being submitted in association with a site plan and special exception application for a new multi-family residential development on the south side of the platted area.

For further information, please review survey, prior approved plat, and proposed subdivision resurvey plan.

Concurrency Compliance

Per Section 31-49 of the City Code, Petitioner must demonstrate compliance with concurrency standards for any site plan application. The concurrency standards are stated below in Bold text, with the responses provided in Italics.

1. **Project description: Applicant, location, land use and zoning, density or intensity, project phasing and other pertinent information as determined by the applicant needed to properly review the application.**

   Name, address and telephone number of the applicant
   Rez Se Land, LLC
   1000 Brickell Plaza 34104
   Miami, FL 33131-383 UN
   Contact: Saul Perez
   Telephone: 305-562-4704

   Location
   The Property is a vacant parcel located on the west side of S. State Road 7 between SW 7th St. and Anderson Rd. and consists of +/- 7.12 acres.

   Land Use & Zoning
   The City and Broward County Future Land Use Plan designation for the Property is Activity Center and the zoning designation is G (Gateway).

Density
The Property is located within the Margate Activity Center. The permitted uses for this activity center include the following:

- *Commercial Land Uses: 4,454,894 square feet*
- *Industrial Land Uses: 1,830,884 square feet*
- *Office Land Uses: 1,371,159 square feet*
- *Residential Land Uses: 3,565 dwelling units*
- *Hotel: 555 rooms*
- *Recreation and Open Space: 35 acres (minimum)*

As with all activity centers, the density is not determined by the size of parcel based on a per acre basis. Rather, the units are taken from the pool of available units or pool of residential flexibility units. As such, Applicant requests allocation of 338 flex units.

Project Phasing
There is no phasing proposed with this development. All of the units will be developed in one stage.

2. **Transportation system: An analysis performed by Broward County or prepared in accordance with the Broward County TRIPS model, as amended from time to time.**

   A traffic study has been included with this submittal that demonstrates that the proposed development is projected to generate approximately 1,566 daily trips, approximately 137 AM peak hour trips and approximately 132 trips during the typical afternoon peak period. Furthermore, the project driveway is projected to operate at level of service "A" as proposed. Please refer to the traffic impact study for more details.

3. **Drainage, solid waste, water and wastewater: Documentation from the appropriate service provider regarding provision of services.**

   Drainage, Water & Wastewater
   The City of Margate Engineering Department will not provide the letter until the application has reached the DRC review stage. A request for the letter will be sent to the Engineering Department as that time.

   Solid Waste
   An e-mail correspondence from Bob Hely with Waste Innovations confirming the landfill capacity and a letter from Republic Services confirming capacity to service the project has been provided with this submittal (please see documents titled, ADOC-Republic Trash Service Confirmation & ADOC-Landfill Capacity Email).

Community Parks Level of Service

Per the City's Comprehensive Plan, the adopted level of service for parks/open space is 3 acres per 1,000 population. The table below shows the community parks demand generated by the Project based on the City's level of service standards.

Current Use		
Development Intensity	**Generation Rate**	**Demand**
Vacant Land	3 acres/1,000 people	0 acres
Proposed Use		
Development Intensity	**Generation Rate**	**Demand**
300 Dwelling Units (2.5 per capita)	3 acres/1,000 people	2.53 Acres
NET CHANGE: +2.53 acres		

The County projects that the City's population will be approximately 66,641 in 2040 and 68,660 in 2045. The certified community parks inventory tables indicate that there are 197.74 acres of open space existing in the City that can be used to meet the adopted level of service. Based on these figures, the City will be operating below level of service standards beginning in 2040, where 199.9 acres will be required and a total of 206 acres will be needed in 2045 to meet level of service standards.

While the Project generates a demand of 2.53 acres of community parks, the community parks acreage demand was accounted for when the land use plan amendment for the Activity Center area was adopted. At this time, the demand generated by, and the community parks acreage available for all 3,565 residential units proposed for the properties located within the Activity Center boundaries was demonstrated on the land use plan amendment. As such, the community parks demand generated by the Project was accounted for in the adoption of the land use plan amendment for the Activity Center and does not negatively impact the City's level of service.

Additionally, the Project is providing an urban greenway with a multi-modal path running along State Rd. 7, with connectivity to an outdoor public plaza. This area provides a public trail to be utilized for non-motorized forms of transportation that will connect to a continuing trail that will be constructed as other properties are redeveloped in the G district in the future. As the Property is the last parcel to the south included in the Activity Center boundaries, the public plaza acts as a terminus point and resting stop for the multi-modal path and urban greenway.