

Jerry B. Proctor, P.A.

September 18, 2019

Mr. Robert Massarelli, AICP
Director of Development Services
Development Services Department
901 NW 66th Avenue
Margate, FL 33063

Re: Plat Application - Proposed "Marquesa" Re-
subdivision
Property: Northwest corner of Coconut Creek
Parkway and Banks Road (the "Subject
Property") – Project No. 170425

Dear Mr. Massarelli:

Part of the above application involves the allocation of new residential units in the City's TOC Land Use Designation. This allocation meets the following goals in the City's Comprehensive Plan:

1. Land Use Element – Part 6 – Policy 1.1 – Residential development, under certain density limitations, is permitted in the Transit Oriented Commercial area.
2. Land Use Element – Part 6 – Policy 4.2 – The proposal to develop 220 residential units on approximately 8.1 Acres results in a density of approximately 27.16 units per acre. The property is located adjacent to two arterial roadways (Coconut Creek Parkway and Banks Road) and serves several bus routes within and adjacent to the Property. This "increased residential density" is promoted within the TOC land use category (Policy 4.3).
3. The mix of uses on the property and the westerly adjacent commercial property do not exceed the intensities noted in Land Use Element Policy 13.2.

In addition, the application complies with Section 9.10 of the City's Code of Ordinances in existence at the time of filing of the application. Please note:

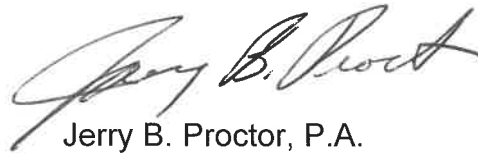
1. The proposed 220 multi-family residential units will be located northeast of the city center, in accordance with the "first-come, first-served" policy described in Section 9.10(A).
2. The residential development will be compatible with the existing, adjacent commercial development and will activate the corner adjacent to two arterial roadways (Coconut Creek Parkway and Banks Road). The residential buildings will be well spaced and well buffered from surrounding development. Surrounding

development consists of commercial and self-storage uses to the east, a canal to the north, government offices to the south, and the commercial center (parent tract) to the west; there are no single-family residential units or other potentially incompatible uses near the subject property.

3. The residential development will occur within the time frames required in Section 9.10.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in cursive script, reading "Jerry B. Proctor".

Jerry B. Proctor, P.A.
Jerry B. Proctor
President

cc: Robert Cambo