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NUVO MARGATE SELF-STORAGE/RETAIL

750 SOUTH STATE ROAD 7, MARGATE, FLORIDA

APPLICATION FOR SPECIAL EXCEPTION USE

PROJECT NARRATIVE/JUSTIFICATION STATEMENT

JUNE 24, 2016

REQUEST SUMMARY

Margate Self Storage, LLC (the "Applicant"), is hereby requesting approval from the City of Margate (the "City") of an application for a Special Exception Use approval (the "Special Exception Application") to allow for a Limited Access Self-Service Storage Facility ("SSSF") within the Transit Oriented Corridor – Corridor (TOC-C) zoning district to be located on a 2.80-acre property at the northeast corner of the intersection of State Road 7 (SR7) and SW 8th Court (the "Property").

COMPANION ITEM: DRC REVIEW

As a companion item to the subject Special Exception Application, the Applicant has submitted to the City an application for Site Plan Approval by the City's Development Review Committee for a development project comprising 107,430 square feet of self-storage use and 7,735 square feet of retail use on the Property (the "Project"). Detailed plans for the Project have been provided to the City with said application. A copy of the proposed site plan for the Project is being provided with this submittal for reference to assist in the City's review of the Special Exception Application.

RESTRICTIONS FOR LIMITED ACCESS SELF-SERVICE STORAGE FACILITIES

Section 7.3(B) of the City's Land Development Code provides that SSSF's are considered Special Exception Uses with the TOC-C zoning district, and states that Special Exception Uses may be deemed appropriate to provide a complete distribution of commercial uses with the City, but because of their operational characteristics or area requirements need to be given individual consideration with respect to their location, access and relationship to adjacent properties and public rights-of-way, and conformity with the city's current and future redevelopment efforts.

Subsection (n) of the above-referenced section provides that SSSF's are subject to the following restrictions (the Applicant's demonstration of compliance with said restrictions follows each item in *italics* typeface):

1. No sales, service, outside storage nor any other local business tax receipt shall be permitted within the SSSF premises; and

   Demonstration of compliance: No sales, service, outside storage nor any other local business tax receipt are proposed within the SSSF premises.

2. All SSSFs shall be located as part of a planned commercial development containing at least three (3) acres. No more than fifty (50) per cent of the subject property shall be occupied by the SSSF, including all required driveways, landscaping and parking areas; and

Demonstration of compliance: The Property on which the proposed SSSF is proposed comprises 2.80 acres. The Property abuts another currently vacant property to the north comprising approximately 1.8 acres for which the City recently issued a development order approval allowing for the development of a 7,500 square foot retail building to be occupied by Dollar General, a future 4,000 square foot building and related site improvements (the "Dollar General Project"). As noted on the Project plans being submitted with the aforementioned DRC Site Plan Application which is a companion item to the Special Exception Application, the Project will share a common driveway from SR7 with the Dollar General Project and will continue many of the same site and landscape design features as the Dollar General Project including a driveway running north/south across both projects. Accordingly, the Project and the Dollar General Project will look, feel and function as one overall project comprising a total of 4.6 acres. The SSSF facility including associated parking, driveway and drainage improvements comprises approximately 1.5 acres of the overall 4.6-acre development. Based on the information contained above, the proposed SSSF is in compliance with the intent of the above requirement.

3. The area so designated for SSSFs shall be clearly delineated upon the site plan accompanying the application for a planned commercial development. Occupancy will be issued to the SSSF concurrent with at least one (1) other building within the planned commercial development. In the event of a multiple phased development, no SSSF shall be permitted for construction in phase I without at least one (1) other building being constructed concurrently to ensure that no self-storage facility exists independently, prior to the construction of other uses; and

Demonstration of compliance: It is the Applicant's understanding that the Dollar General building within the above-referenced Dollar General Project will be constructed far ahead of the proposed SSSF. Based on the information contained in the Applicant's response to Item #2 above regarding the Project and the Dollar General Project effectively being considered one overall development, the construction of the Dollar General building prior to the construction of the SSSF will satisfy the intent of this requirement.

4. The exterior colors, facades, windows, roof, architectural treatments and features, and building materials of all structures shall be compatible and complimentary with the character of the surrounding area; and

Demonstration of compliance: Upon review of the existing structures along SR7 to the north and south of the proposed SSSF, there does not appear to be any consistent theme of architectural style. However, the proposed architectural style of the SSSF reflects the use of simple, contemporary elements meant to be compatible with the surrounding architecture to the greatest extent possible. The use of different colors and projections on each façade break up the massing of the building. These elements, combined decorative EIFS cornices and stucco bands, a combination of storefront system and faux spandrel windows and canvas canopies are utilized to give the SSSF the look of a multistory contemporary office building. Functional storefront systems at building corners and intermediate areas break up the massing of the building. The

colors chosen (soft greys accented with black canopies) reflect the corporate image of the primary tenant and blend well with the adjacent area.

5. Individual storage units or private postal boxes in an SSSF shall not be considered a premises for the purpose of assigning a legal address in order to obtain a local business tax receipt to do business; and

Demonstration of compliance: The Applicant will ensure that future users of the SSSF comply with this requirement.

6. All SSSFs shall have a common entrance to be used by its tenants. Access for individual bays shall be from the interior of the SSSF. Individual external entrances shall be prohibited; and

Demonstration of compliance: The proposed SSSF has one common entrance to be used by tenants and no individual external entrances.

7. One (1) parking space shall be provided for every two hundred (200) bays within a limited access SSSF. In no case shall the amount of parking provided be less than five (5) spaces. In the event of conflicting data within this Code [appendix], this section shall govern the parking requirements for all SSSFs.

Demonstration of compliance: The proposed SSSF will have approximately 820 bays which would require five (5) parking spaces. A total of six (6) parking spaces on site are being allocated to the SSSF.

CRITERIA FOR SPECIAL EXCEPTION USE

Section 22.10 of the City's Land Development Code lists the following criteria that should be considered by the City Commission when reviewing a request for a Special Exception Use. The Applicant's demonstration of compliance with said criteria follows each item in *italics* typeface.

(a) Compatibility of the use and site plan elements with the indigenous environment and with properties in the neighborhood, as outlined in the Margate Comprehensive Plan.

Demonstration of compliance: The SSSF use is an extremely compatible use with the surrounding residential neighborhoods and nearby businesses as the SSSF satisfies a growing need for storage for both residential and commercial uses, while at the same time being a very low traffic generator so as not to have a negative impact on the adjacent residential uses and nearby roads. The site plan elements marry together nicely with the recently approved Dollar General Project to the north and to the adjacent residential uses.

(b) Substantial detrimental effects of the proposal on property values in the neighborhood.

Demonstration of compliance: The proposed SSSF has been designed to have the appearance of a multistory office building which will only improve the aesthetics of the area, which together with the low impact of the use will ensure that the SSSF will not have detrimental effects on property values in the area.

(c) Substantial detrimental effects of the use on living or working conditions in the neighborhood.

Demonstration of compliance: Given the very low impact of the use, the SSSF will not have any negative effects on living or working conditions in the area. The storage use will provide a needed service to nearby residents and businesses which will only help living and working conditions in the area.

(d) Ingress and egress to the development and proposed structures, with particular reference to automotive and pedestrian safety, control of automotive traffic, provision of services and servicing of utilities and refuse collection, and access in the case of fire, catastrophe or emergency.

Demonstration of compliance: The proposed site plan shares a common access from SR7 with the Dollar General Project and provides a north/south driveway providing access to both Buildings within the Project, to the Dollar General Project, to the existing alley to the rear of the Project and to SW 8th Court. Additionally, sidewalks are being provided along SR7 and along the south property line to provide safe and convenient pedestrian access.

(e) Off-street parking location, and relationship to buildings and internal traffic patterns with particular reference to automotive and pedestrian traffic safety, traffic flow and control, access in case of fire or emergencies, and screening and buffering.

Demonstration of compliance: Parking and internal traffic patterns are provided in a safe and efficient manner to allow for safety, flow, control and access.

(f) Orientation, location, size and feature of city buildings and the appearance and harmony of the buildings with nearby development and land uses.

Demonstration of compliance: The proposed architectural style of the SSSF reflects the use of simple, contemporary elements meant to be compatible with the surrounding architecture and uses to the greatest extent possible. The use of different colors and projections on each façade break up the massing of the building. These elements, combined decorative EIFS cornices and stucco bands, a combination of storefront system and faux spandrel windows and canvas canopies are utilized to give the SSSF the look of a multistory contemporary office building to be in harmony with nearby development and land uses.

(g) Sufficiency of setbacks, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of site-generated noise, lights, fumes and other nuisances.

Demonstration of compliance: The SSSF is very low impact so there are virtually no adverse effects from the subject use. That being said, the building is pushed as far away from the residents as is possible, and a 10-foot landscape buffer is being provided along the east property line to buffer the SSSF use from the adjacent residences.

(h) Adequacy of stormwater management with attention to the necessity for onsite retention to alleviate flooding and groundwater pollution without compromising the aesthetics and maintainability of landscaping.

Demonstration of compliance: Adequate stormwater management is provided on the proposed site plan in compliance with all applicable regulations and requirements.

(i) Adequacy of landscaping with an emphasis on the preservation of existing trees, the use of native species, and the use of required landscaping along street perimeters.

Demonstration of compliance: Existing native trees have been preserved to the greatest extent possible and new landscaping is proposed in access of the landscaping requirements contained in the City's Land Development Code in order to create an aesthetically pleasing project.

(j) Compliance with the applicable goals, objectives and policies of the Margate Comprehensive Plan.

Demonstration of compliance: The goals, objectives and policies of the Margate Comprehensive Plan related to land use encourage, among other things, safe and efficient traffic circulation, compliance with levels of service standards, compatibility of uses, minimizing adverse impacts on adjacent properties, provisions of sufficient landscaping and buffering, preservation of existing native tree species, high standards for urban design and landscaping, architectural amenities, compliance with stormwater runoff, compliance with the City's Land Development Code and related items. As demonstrated with the development package proposed as part of the SSSF, the Applicant has paid careful consideration to all of these items as part of the Project design to ensure the Project complies with the goals, objectives and policies of the City's Comprehensive Plan.

(k) Compliance with the goals, objectives and policies of the Margate Community Redevelopment Plan.

Demonstration of compliance: The Margate Community Redevelopment Plan encourages development and redevelopment within the Transit Oriented Corridor District, encourages a highly walkable zone within the TOC-C District and a wide range of uses, buildings and frontage types configured and oriented towards public streets. The proposed Project design complies with these items.

CLOSING

As demonstrated above, the proposed SSSF complies with the City's requirements for SSSF's and with the City's criteria for special exception uses. The Applicant respectfully requests the City consideration and approval of the Special Exception Application and looks forward to working with the City on bringing a first class development to the City.