

**BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA**

BA # 8A-03-2015
HEARING DATE 1/6/2015

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicants: James G. Farris and Shirley J. Farris

Date: 12/9/14

Relationship to Subject Property: Owner

Address of Property: 5700 Coconut Creek Parkway, Margate, FL.

Legal Description: Parcel A, Farris-Margate Corner Plat.

Describe Variance Requested: Variance from the required minimum height of two (2) enclosed floors of active use is required for all new development and redevelopment in the TOC-G Gateway districts

List Details of Hardship: The Current zoning (TOG-G) of the property requires a minimum height of two (2) enclosed floors of active use. The proposed building will have a corner tower element that will address the intent of the zoning requirement. The proposed tower will be 23'-6" in height and function as the main customer entrance for the building. The construction of the tower element will be a combination of glass storefront and brick columns. See attached building elevations. A building with two (2) enclosed floors of use is not necessary to serve customers. In addition, for security and safety concerns, the bank does not typically share buildings with other tenants. See proposed site plan attached.

James G. Farris
Signature of Applicant

Address

Shirley J. Farris
Signature of Applicant

Fax#

Phone # _____

PART II. TO BE COMPLETED BY THE ECONOMIC DEVELOPMENT DEPT.

Describe request and how it varies from the Code: _____

Section of Code involved: _____ Zoning of Property: _____

Have plans been submitted to and approved by the Building Department? _____

Additional Comments: _____

By: _____
Economic Development Director

Date: _____

BOARD OF ADJUSTMENT
CITY OF MARGATE, FLORIDA

BA # _____
HEARING DATE _____

VARIANCE REQUEST

PART I. TO BE COMPLETED BY PETITIONER

Applicants: James G. Farris and Shirley J. Farris

Date: 10/28/14

Relationship to Subject Property: Owner

Address of Property: 5700 Coconut Creek Parkway, Margate, FL.

Legal Description: Parcel A, Farris-Margate Corner Plat.

Describe Variance Requested: See Attached

List Details of Hardship: See Attached

James G. Farris
Signature of Applicant

Shirley J. Farris
Signature of Applicant

Phone # 954. 943. 2945

124 NE 3 ST.
Address
770 MPANU BCH, FL 33060
Fax# 954. 943. 8677

PART II. TO BE COMPLETED BY THE ECONOMIC DEVELOPMENT DEPT.

Describe request and how it varies from the Code: _____

Section of Code involved: _____ Zoning of Property: _____

Have plans been submitted to and approved by the Building Department? _____

Additional Comments: _____

By: _____ Date: _____
Economic Development Director

PART III. TO BE COMPLETED AFTER BOARD OF ADJUSTMENT ACTION.

Board Action: Approved _____ Denied _____ Tabled to: _____

List Any Special Conditions: _____

Chairman of the Board of Adjustment

Date

Secretary of the Board of Adjustment

Date

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED

I hereby certify that I am the owner of the property located at 5700 Coconut Creek Parkway
being the subject property for this variance application, and I give authorization to
Stanley G. Hill / Armando J. Lopez to file this petition for the said
variance.

James G. Farris
Print owner's name

James G. Farris
Signature of owner

Shirley J. Farris
Print owner's name

Shirley J. Farris
Signature of owner

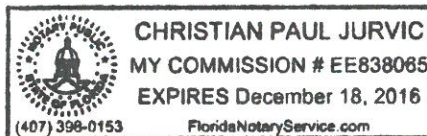
Subscribed and sworn to before me this 4 day of November
20 14.

[Signature]
Signature of Notary

Christian P. Jurvic
Print or type name of Notary

X Personally known to me

Produced identification _____



PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

In accordance with Ordinance #1500.485

I, Stanley G. Hill & Armando J. Lopez,
Petitioner of record and on behalf of the property
owner, hereby agree that subject public hearing
sign shall be removed within two (2) business days
following a final determination by the governing
body. Further, it is understood that by complying
with this section, the \$150 cash bond will be
returned to the Petitioner of record.

If said public hearing sign is not removed in two
(2) business days, I hereby authorize the
Administration of the City of Margate to remove
said sign, billing the costs of the removal of the
sign to the owner of the property.

I understand that the \$150 (one hundred fifty
dollar) cash bond shall be forfeited and applied
against the cost of removal to the City of Margate
if said public hearing sign is not removed in two
(2) business days.

BB&T Bank - Coconut Creek

Business Name

5700 Coconut Creek

Street location


Signature

11/5/14
Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date certain? _____

Two Business
Days (after decision) _____

COMPLIED? Y N

If Yes, initiate check request to Finance
(601-0000-220.18-00).

If No, inform Finance to deposit bond
(001-0000-369.90-01).

Signature / Date

Copy to Petitioner, Finance Department
Original to File

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 12/11/14 00 Receipt no: 39509

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$1200.00

H & T CONSULTANT, INC
9310 OLD KINGS RD S STE 1001
JACKSONVILLE, FL 32257-6196
RE: VARIANCE APPLICATIONS FOR
BB&T BANK COCONUT CREEK
5700 COCONUT CREEK PKWY
BA-02-15 TO BA-08-15

Tender detail

CK Ref#:	7605	\$1200.00
Total tendered:		\$1200.00
Total payment:		\$1200.00

Trans date: 12/17/14 Time: 10:47:48

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 11/05/14 00 Receipt no: 18849

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$200.00

H T CONSULTANTS, INC
9310 OLD KINGS RD S
STE 1001
JACKSONVILLE, FL 32257-6196
RE: VARIANCE APPLICATION
BB&T-5700 COCONUT CREEK PKWY

Tender detail
CK Ref#: 7528 \$200.00
Total tendered: \$200.00
Total payment: \$200.00

Trans date: 11/06/14 Time: 12:33:33

HAVE A GREAT DAY!

City of Margate
CUSTOMER RECEIPT ***

Batch ID: AMORALES 11/05/14 00 Receipt no: 18830

Type	SvcCd	Description	Amount
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

H T CONSULTANTS, INC
9310 OLD KINGS RD S
STE 1001
JACKSONVILLE, FL 32257-6196
RE: PUBLIC HEARING SIGN BOND
BB&T - 5700 COCONUT CREEK PKWY

Tender detail
CK Ref#: 7530 \$150.00
Total tendered: \$150.00
Total payment: \$150.00

Trans date: 11/06/14 Time: 11:14:42

HAVE A GREAT DAY!



Mr. Lee Thompson
Vice President
H & T Consultants, Inc.
9310 Old Kings Road South, Suite 1001
Jacksonville, Florida 32257

November 3, 2014

Re: 5700 Coconut Creek Parkway – Traffic Impact Statement

Dear Lee:

Traf Tech Engineering, Inc. conducted a traffic evaluation in connection with land use changes associated with a site located at 5700 Coconut Creek Parkway in Broward County, Florida.

Based on the existing development at the site, the approved platted uses and proposed land use, Traf Tech Engineering undertook a trip generation comparison analysis for the site. The analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The trip generation evaluation was based on trip generation information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation* document (9th Edition).

The results of the trip generation comparison analysis are documented in Tables 1 through 4. Tables 1 and 2 compare the existing gasoline service station with convenience market against a proposed 3,200 square-foot drive-in bank. Tables 3 and 4 document the trips associated with the approved platted uses and the proposed drive-in bank. As indicated in the tables, the proposed drive-in bank result in less daily, less AM and less PM peak hour trips when compared against the existing gasoline service station or the approved platted uses. Therefore, the proposed land-use change will benefit the area transportation system on a daily basis and during both the AM and PM peak hours.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TABLE 1 Trip Generation Summary (Existing Use) 5700 Coconut Creek Parkway								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Gasoline Service	1,900	2,313	156	80	76	185	93	92
Subtotal		2,313	156	80	76	185	93	92
Pass-by (56%)		-1295	-87	-45	-43	-104	-52	-52
External Trips		1,018	69	35	33	81	41	40

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed Use) 5700 Coconut Creek Parkway								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Drive-in Bank	3,200	474	39	22	17	78	39	39
Subtotal		474	39	22	17	78	39	39
Pass-by (47%)		-223	-18	-10	-8	-37	-18	-18
External Trips		251	21	12	9	41	21	21

Source: ITE Trip Generation Manual (9th Edition)

Difference in Trips		-767	-48	-23	-24	-40	-20	-19
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TABLE 3
Trip Generation Summary (Approved Platted Uses)
5700 Coconut Creek Parkway

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail	8,500	1,368	35	21	13	115	55	60
Office	13,000	278	37	33	4	93	16	77
Subtotal		1,646	72	54	18	208	71	137
Internal (10%)		-165	-7	-5	-2	-21	-7	-14
Pass-by (Retail-80%)		-1094	-28	-17	-11	-92	-44	-48
External Trips		387	37	32	5	95	20	75

Source: ITE Trip Generation Manual (9th Edition)

TABLE 4
Trip Generation Summary (Proposed Use)
5700 Coconut Creek Parkway

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Drive-in Bank	3,200	474	39	22	17	78	39	39
Subtotal		474	39	22	17	78	39	39
Pass-by (47%)		-223	-18	-10	-8	-37	-18	-18
External Trips		251	21	12	9	41	21	21

Source: ITE Trip Generation Manual (9th Edition)

Difference in Trips		-136	-16	-20	4	-54	1	-54
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PROJECT NARRATIVE

LOCATION & Description:

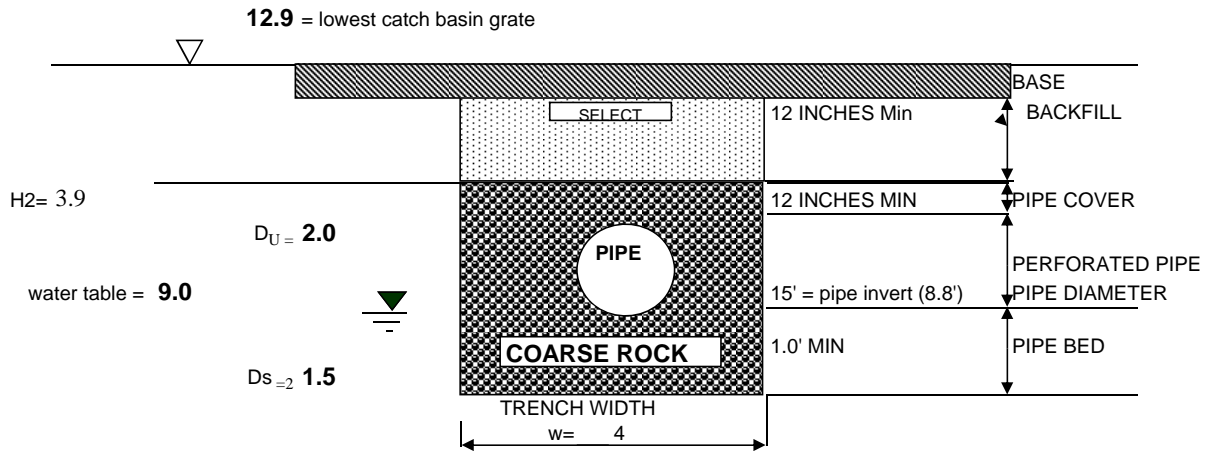
The project site is located on 5700 Coconut Creek, Margate Fl, (see location Map)

The drainage area is 0.87 acres, with 0.69 Ac of proposed impervious area. The project consists of constructing an approximate 3,200 SF Bank with drive-thrus.

Pre-treatment will be provided to the first 1.5 inch run-off of lot area.

Run-off will be directed to 315 L.F of exfiltration trench for water quality treatment. The control elevation for the site is 9.0

Typical Exfiltration Trench



Drainage Area Calculations

Total Site = 37719 sqft 0.8659 Ac-in

Site Area Breakdown

Pervious area

Green area 7690 sf 0.177 Ac
Total 0.177 Ac

Impervious areas

Building = 7200 sf 0.17 Ac
Asphalt = 22829 sf 0.52 Ac
Total area = 0.69 Ac

Total DA = 0.87 Total impervious = 0.69 AC

Design criteria

1.5 Inches of runoff from the entire site
0.5 Inches of runoff from the entire site (per SFWMD)

1.30 Ac-in
0.433185 Ac-in



Total treatment : 1.300 AC-Inches using 1.5 inch over the entire site area

Exfiltration Trench Calculations

Percolation Test from geotechnical report gives a K value of

3.00E-04 cfs/ft²

Design Formula:

$$L = \frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + (1.39e-4)W^2Du}$$

$$K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) = 0.01167$$

$$(1.39e-4)W^2Du = 0.001112$$

V = Volume Treated

1.300 acre-inches

W = Trench Width

4 feet

K = Hydraulic Conductivity

3.00E-04 cfs/ft²-ft headH² = Depth to Water Table

3.9 feet

Du = Unsaturated Trench Depth

2.0 feet

Ds = Saturated Trench Depth

1.5 feet

L = Length of Trench Required

101.71 feet

S.F. MIN= 2

315 = Provided

S.F.= 2.0

Is Ds greater than Du?

NO

Is W greater than 2(Du+Ds)?

NO

If either of the above answers is "YES", then use the following more accurate formula.

Conservative Design Formula:

$$L = \frac{V}{K(2H^2Du - Du^2 + 2H^2Ds) + (1.39e-4)W^2Du}$$

$$K(2H^2Du - Du^2 + 2H^2Ds) = 0.00699$$

$$(1.39e-4)W^2Du = 0.001112$$

L = Length of Trench Required

160.45 feet

NOTES: none