

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

**BA #** BA-04-2015  
**HEARING DATE** 01/06/2015

**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 building placement build to property line.

**PRIMARY BUILD TO LINE.**

List Details of Hardship: The Current zoning (TOG-G) of the property requires a build to property line.

The bank is proposing a single story branch bank with drive up lanes for the property. The build to ~~corner~~ **PRIMARY** property line is not practical for the proposed banking branch. The bank requires customer parking in front of and adjacent to the bank as much as possible for security and convenience to the customer along with ADA compliance requirements. In addition the bank requires the drive up operations to be separate from the customer parking for safety and site circulation. The proposed building has been located as close to the property line as feasible for the proposed bank branch. 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  
7700 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

\_\_\_\_\_

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**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

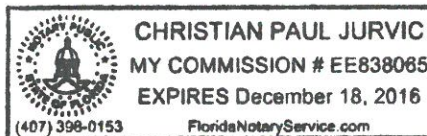
Subscribed and sworn to before me this 4 day of November  
20 14.

Signature of Notary

Christian P. Survic  
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!

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

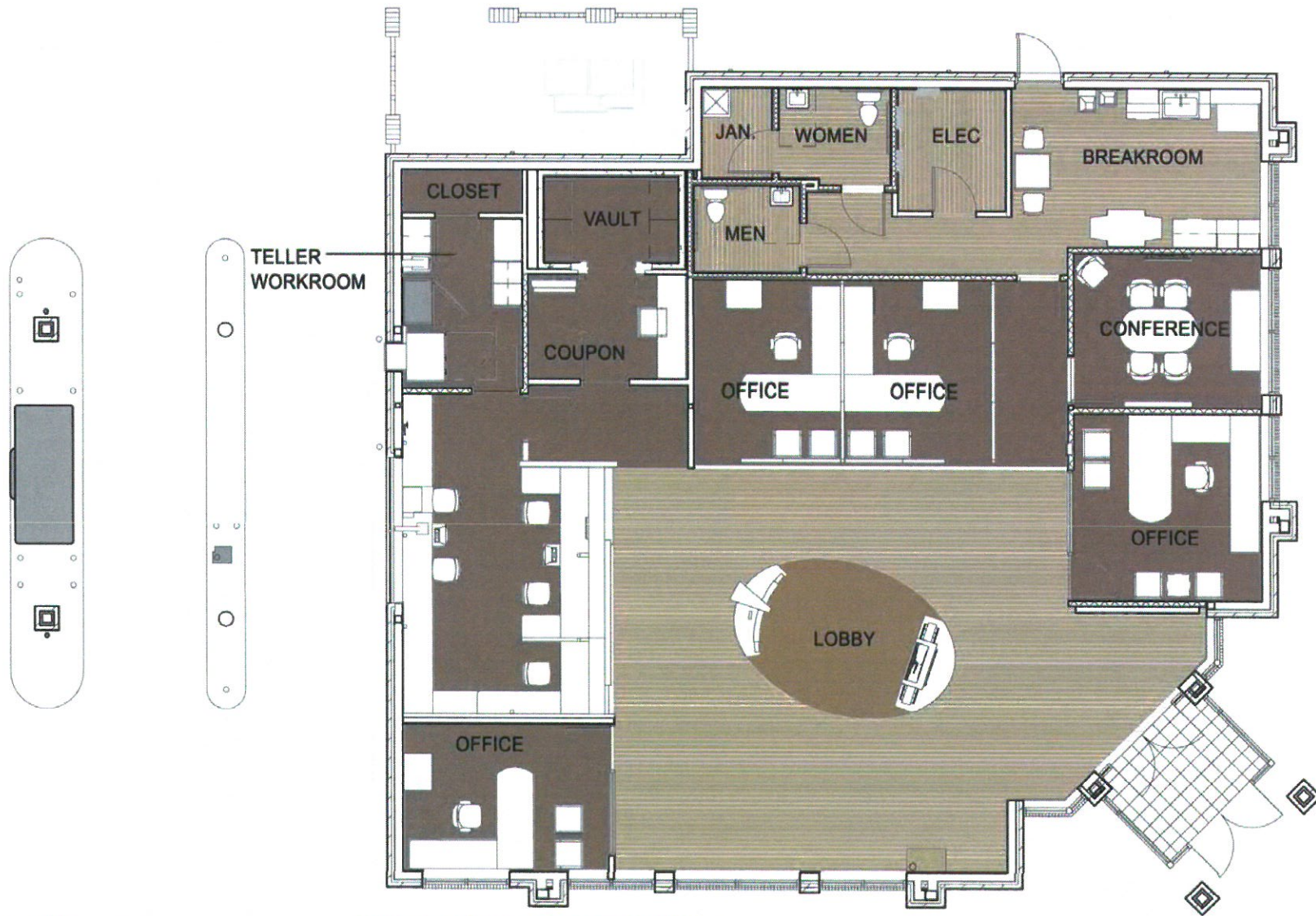
H T CONSULTANTS, INC  
9310 OLD KINGS RD S  
STE 1001  
JACKSONVILLE, FL 32257-6196  
RE: PUBLIC HEARING SIGN BOND  
BB&T - 5700 COCONUT CREEK PKWY

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 (9<sup>th</sup> 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

<b>TABLE 1</b> <b>Trip Generation Summary (Existing Use)</b> <b>5700 Coconut Creek Parkway</b>								
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
<b>Subtotal</b>		<b>2,313</b>	<b>156</b>	<b>80</b>	<b>76</b>	<b>185</b>	<b>93</b>	<b>92</b>
Pass-by (56%)		-1295	-87	-45	-43	-104	-52	-52
<b>External Trips</b>		<b>1,018</b>	<b>69</b>	<b>35</b>	<b>33</b>	<b>81</b>	<b>41</b>	<b>40</b>

Source: ITE Trip Generation Manual (9th Edition)

<b>TABLE 2</b> <b>Trip Generation Summary (Proposed Use)</b> <b>5700 Coconut Creek Parkway</b>								
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
<b>Subtotal</b>		<b>474</b>	<b>39</b>	<b>22</b>	<b>17</b>	<b>78</b>	<b>39</b>	<b>39</b>
Pass-by (47%)		-223	-18	-10	-8	-37	-18	-18
<b>External Trips</b>		<b>251</b>	<b>21</b>	<b>12</b>	<b>9</b>	<b>41</b>	<b>21</b>	<b>21</b>

Source: ITE Trip Generation Manual (9th Edition)

<b>Difference in Trips</b>		<b>-767</b>	<b>-48</b>	<b>-23</b>	<b>-24</b>	<b>-40</b>	<b>-20</b>	<b>-19</b>
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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
<b>Subtotal</b>		<b>1,646</b>	<b>72</b>	<b>54</b>	<b>18</b>	<b>208</b>	<b>71</b>	<b>137</b>
Internal (10%)		-165	-7	-5	-2	-21	-7	-14
Pass-by (Retail-80%)		-1094	-28	-17	-11	-92	-44	-48
<b>External Trips</b>		<b>387</b>	<b>37</b>	<b>32</b>	<b>5</b>	<b>95</b>	<b>20</b>	<b>75</b>

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
<b>Subtotal</b>		<b>474</b>	<b>39</b>	<b>22</b>	<b>17</b>	<b>78</b>	<b>39</b>	<b>39</b>
Pass-by (47%)		-223	-18	-10	-8	-37	-18	-18
<b>External Trips</b>		<b>251</b>	<b>21</b>	<b>12</b>	<b>9</b>	<b>41</b>	<b>21</b>	<b>21</b>

Source: ITE Trip Generation Manual (9th Edition)

<b>Difference in Trips</b>		<b>-136</b>	<b>-16</b>	<b>-20</b>	<b>4</b>	<b>-54</b>	<b>1</b>	<b>-54</b>
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## PROJECT NARRATIVE

### LOCATION & Description:

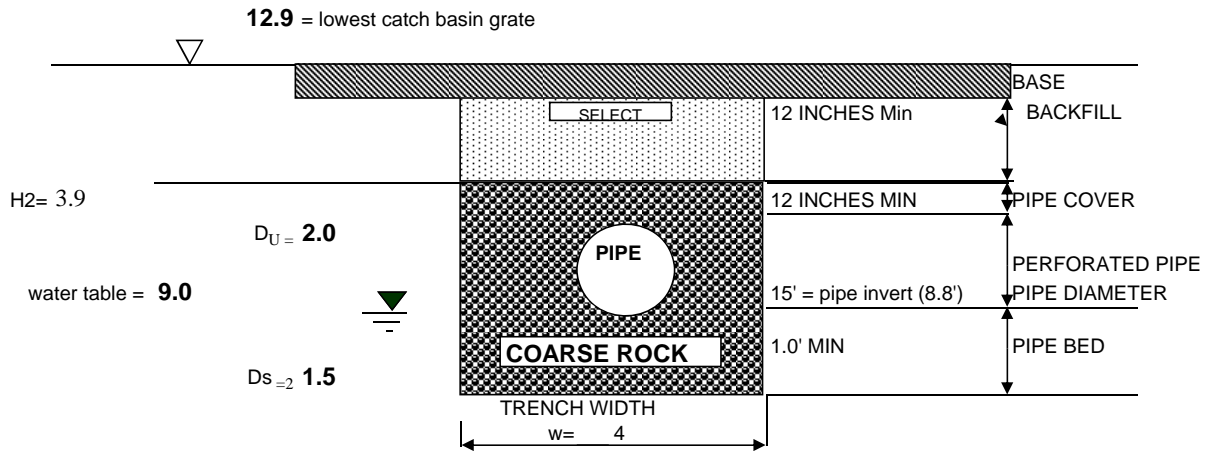
The project site is located on 5700 Coconut Creek, Margate Fl, (see location Map)

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/ft<sup>2</sup>

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/ft<sup>2</sup>-ft headH<sup>2</sup> = 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