

PETITIONER: Lee Thompson agent for BB&T Bank

HEARING NO.: BA-03-2015

SECTION OF CODE: Section 9.7 (L)

ZONING: TOC-G Gateway

Code requires a minimum of two enclosed floors of active use for all new developments in the TOC Gateway district. Petitioner is requesting permission to build a single-story BB&T Bank Branch.

The applicant has proposed to build a freestanding, one-story BB&T Branch Bank on the vacant 0.86 acre parcel at the northeast corner of State Road 7 and Coconut Creek Parkway. The Transit Oriented Corridor land development regulations have identified State Road 7 as a Corridor Roadway and Coconut Creek Parkway as a Regional Arterial Roadway.

Section 9.7 (L) of the Margate Zoning Code requires all new developments in the TOC Gateway district to construct a minimum of two enclosed floors of active use. The proposed BB&T Branch Bank is offering a corner tower building element that will be 23'-6" in height in order to help address the minimum two-story building requirement by providing the structural appearance of two stories. The construction of the tower element will be a combination of a glass storefront and brick columns. This tower will function as the main customer entrance for the building. The proposed architectural features also include varying roof elevations and a mix of building materials.

Neighborhood branch banks have unique operational characteristics that bring challenges to building two enclosed stories of active use. The proposed branch bank is considered to be a small, auto-oriented bank serving the local community. Neighborhood branch banks typically cannot support the additional square footage required to develop a two-story building. Due to security and safety concerns of bank operations, this type of use typically does not share buildings with other tenants, furthering the difficulty of filling the additional square footage. In addition, this parcel is an outparcel located in front of an existing shopping center. Developing a two-story building at this location would block the view of the other existing buildings.

Staff finds reasonable hardships exist in developing a successful two-story, single-use neighborhood branch bank at this vacant site. Staff recommends approval with the condition that the architectural features comply with the Margate Community Redevelopment Agency (MCRA) design guidelines, specifically those called out in pages 15, 16 and 17 of the design guide.

RECOMMENDATION: APPROVE

APPROVE WITH
CONDITIONS

DENY



Director of Economic Development

22 DEC 14

Date