

PETITIONER: Lee Thompson agent for BB&T Bank

HEARING NO.: BA-05-2015

SECTION OF CODE: Section 9.7 (D)

ZONING: TOC-G Gateway

Code requires all new development to be located on the established build-to-line. Petitioner is requesting permission to build a BB&T Bank Branch at a setback of 64' from the established build-to-line for the secondary frontage which is located along Coconut Creek Parkway.

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 (D) of the Margate Zoning Code requires all new developments located within the Transit Oriented Corridor zoning districts to build on the established build-to-line. The build-to-line is a predetermined location established by Code; however, slight deviations of the build-to-line may occur depending on individualized site constraints. Given that the proposed development's secondary frontage is located on a Regional Arterial Roadway, the secondary setback is established 20' from the curb along regional roadways. Bringing the building closer to the roadways allows for activity to invigorate the roadways with lively and pedestrian-friendly streetscapes.

The proposed development of the BB&T Branch Bank is requesting to locate the building at a setback of approximately 64'. This is an additional 44' feet from the established build-to-line. Staff finds that the site circulation needed for the daily operations of this use causes difficulties with the building placed at the required build-to-line. Staff recommends approval based on the following conditions:

1. The site circulates in a one-way direction with angled parking;
2. Parking along Coconut Creek Parkway is moved from the first lot layer and placed along the sidewalk;
3. A 30 inch landscape buffer is added between the rear of the building and sidewalk.

RECOMMENDATION: APPROVE

APPROVE WITH
CONDITIONS

DENY



Director of Economic Development

22 DEC 14

Date