

PETITIONER: Kelly McAtee, Margate Department of Environmental and Engineering Services

HEARING NO.: BA-10-2015

SECTION OF CODE: Section 3.14

ZONING: CF-1 Community Facility District

Code limits the maximum height of any perimeter fence or wall to seven feet in commercial, mixed use, and industrial zoning districts. Petitioner is requesting permission to erect a perimeter wall and fence that ranges in height from 6 feet to 14 feet for the Margate Wastewater Treatment Plant.

The City of Margate is currently undertaking a project to secure its wastewater treatment plant. The project consists of erecting a perimeter wall and fence around three sides of the plant, and relying on the One-Mile Canal to provide a water barrier for the west property line. In 2010, a chain link fence located along the eastern property line was replaced by a decorative pre-cast concrete wall. The wall is 14ft tall at its highest point. This height is necessary in order to shield the generator building from extreme weather conditions. The wastewater treatment plant generators were activated for extended periods during Hurricane Wilma in order to maintain operations. High winds and sideways driven rain were able to enter the generator building through the ventilation mechanisms in such quantities that the engines running the generators stalled. The 14ft high wall was designed to remedy this condition.

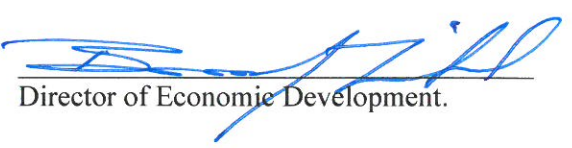
The next phase of the security project consists of installing an 8ft tall rail fence along the north property line, and an 8ft tall decorative pre-cast concrete wall along the south property line to match the wall on the east property line. The City held public workshops on January 27, 2014 and April 7, 2014 in order to inform nearby residents and to recruit their involvement and input for the project. The project originally called for a 6ft tall masonry wall along the north and south property lines, however, the participating residents requested raising the height of the barrier to 8ft, and the using a decorative metal fence along the north property line in lieu of the masonry wall. The residents adjacent to the south property line requested an 8ft tall wall in order to buffer views of the wastewater treatment plant equipment. The residents adjacent to the north property line request a rail type fence in order to extend backyard views, and potentially avoid a "closed-in" view.

Staff finds that the granting of this variance will not create a detriment, but rather will help to preserve the health safety and welfare of the City and its residents. Staff recommends approval of this variance.

RECOMMENDATION: APPROVE

APPROVE WITH
CONDITIONS

DENY


Director of Economic Development.

25 FEB 15
Date