

PETITIONER: VIP Care Real Estate LLC

HEARING NO.: BA-14-2015

SECTION OF CODE: Section 16.6 (C) (4)

ZONING: R-3 Multi-family dwelling

Code requires all plots of multiple dwellings to have a rear yard of not less than twenty feet in depth plus one additional foot for each two feet in building height, or portion thereof, over twenty-five feet. Petitioner is requesting permission to erect a new permanent canopy structure and replace four existing temporary canopies within the minimum rear setback of the property (north side).

The applicant has proposed to replace an existing permanent "laced" canopy structure, located at the handicap driveway entrance along SW 7 Street, with a new canopy that will widen and raise the existing footprint of the canopy in order to accommodate appropriate emergency access. In addition, the petitioner will replace four existing temporary canopies located in the garden area of the rear yard of the property (north side) with permanent canopies. Due to the nature of the use, the applicant is required to provide secure access to the outdoors for its residents, all of whom suffer from Alzheimer's disease.

Historically, the front yard of the building has been considered to be located on the south side of the property where the main entrance and parking is located. As a result, the rear of the building is considered to be the north side of the property where the emergency entrance is located.

Replacing temporary with permanent canopies and increasing the size of the canopy for emergency access will enhance the overall aesthetics of the property while ultimately providing better protection and care for the residents. In addition, permanent canopies will comply with the Florida Building Code which offers improved safety for the residents.


Based on these findings, staff recommends approval of this variance request with the condition that the colors chosen for the permanent canopies complement the aesthetics of the property.

RECOMMENDATION:

APPROVE

APPROVE WITH
CONDITIONS

DENY


Director of Economic Development

10 JUNE 15
Date