



Strategic management of land development design, entitlements and permitting.

**NUVO MARGATE SELF-STORAGE/RETAIL**

**750 SOUTH STATE ROAD 7, MARGATE, FLORIDA**

**APPLICATION FOR DRC SITE PLAN APPROVAL**

**PROJECT NARRATIVE/JUSTIFICATION STATEMENT**

**JUNE 24, 2016**

**REQUEST SUMMARY**

Margate Self Storage, LLC (the “Applicant”), is hereby requesting approval from the City of Margate (the “City”) of an application for Site Plan Approval by the City’s Development Review Committee for a self-storage and retail development (the “Project”) to be located on a 2.80-acre property located at the northeast corner of the intersection of State Road 7 (SR7) and SW 8<sup>th</sup> Court (the “Property”).

**FUTURE LAND USE AND ZONING**

The Property has a Transit Oriented Corridor (TOC) future land use designation and a Transit Oriented Corridor – Corridor District (TOC-C) zoning designation.

**PROPERTY BACKGROUND**

The Property is currently vacant and abuts another currently vacant property to the north comprising approximately 1.8 acres for which the City recently issued a development order approval allowing for the development of a 7,500 square foot retail building to be occupied by Dollar General, a future 4,000 square foot building and related site improvements (the “Dollar General Project”). As noted on the Project plans being submitted herewith, the Project will share a common driveway from SR7 with the Dollar General Project and will continue many of the same site and landscape design features.

**SUMMARY OF PROPOSED IMPROVEMENTS**

The Applicant proposes to develop the Property with the improvements generally described below and depicted on the proposed development plans provided with this submittal:

- ❖ The Applicant proposes a fully-enclosed self-storage building comprising five (5) interior levels with a total square footage of 107,430 square feet. The exterior of the building will have the appearance of a four (4) story building, and the maximum height will be 55 feet to the roof deck. It should be noted that the City’s Land Development Code allows for a maximum height of 66 feet in the TOC-C district.
- ❖ The Applicant proposes a 7,735 square-foot retail outparcel building that will front the corner of SR7 and SW 8<sup>th</sup> Court, the tenant for which has not yet been identified.

- ❖ The Project will share the driveway and associated right-hand turn lane off of SR7 that will be constructed by the developer of the Dollar General Project.
- ❖ The buildings have been placed fronting up against a new seven (7) foot sidewalk that is proposed to be added to the existing five (5) foot wide sidewalk that exists within the existing easement for road purposes along the SR7 frontage for a total sidewalk width of 12 feet as required by the City's Land Development Code. A sidewalk easement is proposed for the portion of new sidewalk outside of the existing road easement. Additionally, a new sidewalk is proposed along SW 8<sup>th</sup> Court to connect to the existing sidewalk within the residential neighborhood to the east of the Project consistent with the approved design of the Dollar General Project.
- ❖ An internal driveway running north/south behind the proposed buildings within the Project will connect to a similar driveway within the Dollar General Project and to SW 8<sup>th</sup> Court. Additionally, a vehicular access to the existing alley at the rear of the Property is being provided.
- ❖ Twenty four (24) parking spaces have been allocated to the retail use and six (6) to the storage use.
- ❖ One (1) loading space is being provided for the retail building, and three (3) evenly-sized loading spaces are being provided for the self-storage building.
- ❖ A retention pond between the proposed buildings will serve to satisfy stormwater requirements for the Project as described in more detail in the "Drainage" section of this narrative.
- ❖ Two (2) monument signs are proposed for the Project; one (1) for each building.

## **ARCHITECTURE**

The architectural style reflects the use of simple, contemporary elements meant to be compatible with the surrounding architecture. The use of different colors and projections on each façade break up the massing of the building. These elements combined decorative EIFS cornices and stucco bands, a combination of storefront system and faux spandrel windows and canvas canopies are utilized to give this storage facility the look of a multistory contemporary office building. Large, functional windows accentuate and differentiate the retail area from the storage function. Functional storefront systems at the building corners and intermediate areas break up the massing of the building. The colors chosen (soft greys accented with black canopies) reflect the corporate image of the primary tenant and blends perfectly with the neighborhood.

The design of the retail building will be submitted to the City for approval under separate cover as part of a separate application once the tenant for the building is secured.

## **LANDSCAPING**

The landscape design carries over the landscape theme of the Dollar General Project in order to provide for the appearance of an overall cohesive development project. Existing native vegetation has been maintained where feasible, and native vegetation is being proposed throughout the site to provide for an aesthetically pleasing project.

## **DRAINAGE**

The drainage system will consist of a dry retention area for stormwater attenuation and exfiltration trench for water quality treatment for the subject site. The system will be designed to retain runoff up to the 25 year – 3 day storm event with no increase in post-development flood stages when compared to the pre-development stages. The parking lot will be set above the 5 year – 1 day flood stage and the building finished floor elevations will be set above the 100 year – 3 day flood stage.

## **UTILITIES**

The water service will consist of a 6" DIP fireline and 1" PVC water service serving the self-storage building and supplied by the existing 12" watermain within the SR7 right-of-way. The water service to the Phase II commercial building will consist of a 4" DIP fireline and 2" water service fed from the existing watermain in SW 8th Court. Sewer service to both buildings will consist of single sewer service laterals connecting the existing 8" sanitary sewer along the projects eastern property line.

## **COMPANION ITEM: SPECIAL EXCEPTION APPLICATION**

The self storage component of the Project is classified by the City's Land Development Code as a "Limited Access Self-Service Storage Facility (SSSF)" which is considered by the City a Special Exception Use within the TOC-C zoning district. Accordingly, the Applicant has submitted a companion item to this application to obtain approval by the City of a Special Exception Use in conjunction with the subject application.

## **CLOSING**

The Applicant respectfully requests the City consideration and approval of the subject application and looks forward to working with the City on bringing a first class development to the City.