

Special Exception Justification

Wheat Capital Management ("Developer") proposes the construction of a 130,000 square foot storage facility ("Project") on vacant land generally located on the southeast corner of NE 31st Street and 441 in the City of Margate (folio number 4892-19-0010) ("Property"). The Property has a TOC designation and as a result the Project is permitted as a special exception use. The currently vacant Property consists of approximately 2.6 acres and has a commercial land use designation. The Property is adjacent to an existing Walgreens store and the proposed self-storage will be a new construction development which will be aesthetically pleasing.

As further described below, the Developer has satisfied the Special Exception criteria for new construction in accordance with Section 22.10 of the City of Margate ("City") Code of Ordinances. As such, the Developer respectfully requests the granting of the requested Special Exception.

(a) Compatibility of the use and site plan elements with the indigenous environment and with properties in the neighborhood, as outlined in the Margate Comprehensive Plan.

The Project is compatible with the indigenous environment and with properties in the neighborhood. In fact, given the numbers of residential units existing and proposed near the Property a self-storage facility is a compatible neighborhood use. In fact, Comprehensive Plan Policy 2.2 provides, "*Commercial, industrial and other non-residential land use plan designations shall be located in a manner which facilitates their serving, but does not adversely impact existing and designated residential areas.*" Clearly a self-storage facility will be able to serve the existing residential areas if approved.

(b) Substantial detrimental effects of the proposal on property values in the neighborhood.

Failure to approve the requested use will have detrimental effects on property values in the neighborhood. As stated in the City's comprehensive plan, residential uses are valuable and good, but they do not provide revenue to the City. Further, the Property is currently vacant and underutilized. The location of a stand-alone use which is neighborhood friendly only serves to increase surrounding property values.

(c) Substantial detrimental effects of the use on living or working conditions in the neighborhood.

The neighborhood will not be negatively impacted in any way by the proposed use. In fact, the residents will benefit from having a self-storage facility nearby. As people relocate to the City, or develop a need to store their belongings, the proposed use will be an invaluable commercial use.

(d) Ingress and egress to the development and proposed structures, with particular reference to automotive and pedestrian safety, control of automotive traffic, provision of services and servicing of utilities and refuse collection, and access in the case of fire, catastrophe or emergency.

As proposed, access to the self-storage facility will be provided through the existing access openings on NW 31st Street and SR7. As a result of using existing openings, the traffic patterns on those roads will not be negatively impacted. Further, the low volume of traffic associated with self-storage use will not impact the levels of service on the existing roadways.

(e) Off-street parking location, and relationship to buildings and internal traffic patterns with particular reference to automotive and pedestrian traffic safety, traffic flow and control, access in case of fire or emergencies, and screening and buffering.

The parking provided for the Project is consistent with that required by code. Further, a new sidewalk will be installed in connection with the Project as evidenced by the site plan, sufficient circulation, fire access and buffering are also provided. Further, the Project includes bike racks for patron use.

(f) Orientation, location, size and feature of city buildings and the appearance and harmony of the buildings with nearby development and land uses.

The proposed four (4) story building will be oriented on the Property so that it is compatible with the surrounding uses. The appearances of the modern building will compliment the existing Walgreens adjacent to this parcel and will be in harmony with the nearby land uses.

(g) Sufficiency of setbacks, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of site-generated noise, lights, fumes and other nuisances.

The proposed use is a climate controlled self-storage facility. As such, all lighting will be consistent with such commercial use in a manner that does not interfere with surrounding uses. Further, the proposed use does not create offensive noises, fumes or other nuisances.

(h) Adequacy of stormwater management with attention to the necessity for onsite retention to alleviate flooding and groundwater pollution without compromising the aesthetics and maintainability of landscaping.

Stormwater for the Project is managed in accordance with the master permit for the PUD. The Property and landscaping around it will be well maintained.

(i) Adequacy of landscaping with an emphasis on the preservation of existing trees, the use of native species, and the use of required landscaping along street perimeters.

The required landscaping is being provided. Further, landscaping for the Project will enhance the Property.

(j) Compliance with the applicable goals, objectives and policies of the Margate Comprehensive Plan.

Policy 4.18 of the City's Comprehensive Plan addresses the mix of land uses within the TOC. The proposed 130,000 square foot use does not exceed the square footage permitted in the TOC.

(k) Compliance with the goals, objectives and policies of the Margate Community Redevelopment Plan

One of the Economic Development goals of the Margate Community Redevelopment Plan is to integrate the business community and revitalize existing commercial properties. It is the Developer's position that allowing a neighborhood business to utilize a vacant parcel of land will further this goal. Specifically, the development of this Property will likely spur further development and re-development in the area.