

**September 6, 2016, Board of Adjustment  
Staff Recommendations**

**PETITIONER:** Michael Sanchez, agent for IP Nuvo Margate Properties, LLC  
**LOCATION:** 750 South State Road 7  
**ZONING:** TOC-C Corridor

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**INTRODUCTION**

Nuvo Storage proposed to build a limited access self-service storage facility, as part of a planned commercial development, consisting of the vacant land lying on the east side of State Road 7, south of Southwest 7<sup>th</sup> Street and north of Southwest 8<sup>th</sup> Court. The planned commercial development includes the recently approved Dollar General retail store, as well as two additional retail buildings. The limited access self-service storage facility is considered a special exception use within the TOC-C Corridor zoning district, and has specific design criteria provided in Section 7.3(B) of the Margate Zoning Code, in addition to the general TOC design criteria provided in Section 9.7 of the Margate Zoning Code for new TOC development.

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**HEARING NO.:** BA-20-2016

**SECTION OF CODE:** Section 9.7(F)

Code requires a minimum build out of 70% of primary road frontage for properties in the TOC-C Corridor zoning district upon development or redevelopment. Petitioner is requesting permission to build a new limited access self-service storage facility within the TOC-C Corridor zoning district that occupies approximately 49.3% of its primary road frontage.

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This development faces similar challenges that the Dollar General faced because both project are located on Tract B of the Serino Park Section 3 plat, and therefore share similar geographic limitations. Dollar General was granted a variance to allow the new development with only 38% of the primary frontage built-out in public hearing number BA-18-2015. Staff found site constrictions consisting of a 35 foot wide platted roadway easement lying adjacent to State Road 7, a 20 foot wide platted alley lying along the eastern property line, and a 10 foot wide platted utility lying on the western side of the platted alley. These land reservations take a property that is narrow to begin with and further restrict possible development and site design.

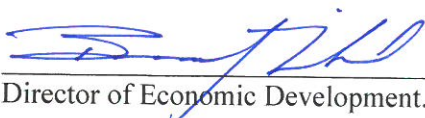
The proposed Nuvo Storage site plan includes both the multi-story limited access self-service storage facility and a 7,515 square foot retail building. The developer has added the retail building in order to increase the frontage build-out.

Staff finds that the applicant increased the intensity of the proposed development of this property to a point that is both meeting the design challenges of this site and satisfying the intent of the Zoning Code. Staff finds that the granting of this variance will not create a nuisance to the City, and would otherwise result in a hardship for the applicant if this request was denied. **Staff recommends approval of this variance; subject to the condition that the proposed 7,515 square foot retail building is erected at least as a vanilla shell prior to the issuance of a certificate of occupancy for the storage building.**

**RECOMMENDATION:**    APPROVE

APPROVE WITH  
CONDITIONS

DENY

  
\_\_\_\_\_  
Director of Economic Development.

1 SEPT 16  
\_\_\_\_\_  
Date

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**HEARING NO.:** BA-21-2016  
**SECTION OF CODE:** 9.11(C)

Code limits new development in the TOC-C Corridor district to a maximum height of four stories, not to exceed 66 feet. Petitioner is requesting permission to build a new five-story limited access self-service storage facility within the TOC-C Corridor zoning district.

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The physical constraints of the property described above limit the developable area and overall square footage of the property. The developer is attempting to build vertical in order to recover square footage at the ground level.


The elevation provided for the Nuvo Storage building includes architectural features such as faux windows, awnings, elevation changes, bands, and recesses to provide an interesting looking building that is very similar in appearance to a modern multi-story office building. Although the building was designed with five interior levels, the overall building height is 14 feet lower than the TOC Corridor maximum allowed height of 66 feet. The building is located along the west property line, keeping the building as far away from adjacent single family homes as possible.

Staff finds that the physical constraints of the site create a practical hardship for the proposed use, and justify an additional interior level of the building. Staff finds that the granting of this variance will not create a nuisance to the City, and would otherwise result in a hardship for the applicant if this request was denied.  
**Staff recommends approval of this variance.**

**RECOMMENDATION:** APPROVE

APPROVE WITH  
CONDITIONS

DENY

  
\_\_\_\_\_  
Director of Economic Development.

1 SEPT 16  
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Date

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