

CITY OF MARGATE, FLORIDA

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WITH CONDITIONS A SPECIAL EXCEPTION USE TO PERMIT A LIMITED ACCESS SELF-SERVICE STORAGE FACILITY WITHIN THE TOC-C TRANSIT ORIENTED CORRIDOR FOR NUVO MARGATE SELF STORAGE, LOCATED AT 750 SOUTH STATE ROAD 7, SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE.

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**WHEREAS**, on July 26, 2016, the Development Review Committee reviewed a proposal for a development project comprised of a 107,430 square foot limited access self-service storage facility, and a future Phase II to include a 7,776 square foot general retail space located at 750 South State Road 7 (northeast corner of State Road 7 and South West 8<sup>th</sup> Court), and recommended approval subject to design revisions or obtaining approval of variances from the Board of Adjustment.

**WHEREAS**, the applicant made all feasible revisions and applied for variances for the remaining conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

**SECTION 1:** That the City Commission of the City of Margate, Florida, approves with conditions a special exception use to permit a limited access self-service storage facility within the TOC-C Corridor Zoning District for Nuvo Margate Self-Storage located at 750 South State Road 7.

**SECTION 2:** That the conditions of approval are that the petitioner must comply with the following findings announced during the July 26, 2016 Development Review Committee meeting:

- 1) Submit building plans and permits
- 2) Obtain Board of Adjustment variance approval of a fifth level inside the building
- 3) Sidewalk access easement and the bill of sale shall be heard through the City Commission
- 4) Obtain tree removal permit and utilities permit
- 5) Provide a payment of impact fees

6) Obtain final site plan approval

WHEREAS, on September 6, 2016, the Board of Adjustment approved variances BA-20-2016 and BA-21-2016 for permission to deviate from the TOC-C zoning district design standards at 750 South State Road 7.

**SECTION 3:** The City Commission makes the following findings as provided in subsections (a) through (k) of Section 22.10 of Appendix A of the Code of the City of Margate:

(a) The use is compatible with the indigenous environment and with properties in the neighborhood, as outlined in the Margate Comprehensive Plan.

(b) There are no substantial detrimental effects of the proposal on property values in the neighborhood.

(c) There are no substantial detrimental effects with the use on living or working conditions in the neighborhood.

(d) There is adequate ingress and egress to the development, with particular reference to automotive and pedestrian safety, control of automotive traffic, provision of services and servicing of utilities and reuse collection, and access in the case of fire, catastrophe, or emergency.

(e) There is adequate off-street parking in relation to buildings, and adequate 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.

(f) There is acceptable orientation, location, size, and features of buildings, and appearance and harmony of the buildings with nearby development and land uses.

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

(h) There is adequate stormwater management with attention to the necessity of on-site retention to alleviate flooding and ground water pollution without compromising the aesthetics and maintainability of landscaping.

(i) There is adequate landscaping with an emphasis on the preservation of existing trees, the use of native species, and the use of berming along street perimeters.

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

(k) There is compliance with the applicable goals, objectives, and policies of the Margate Community Redevelopment Plan.

**SECTION 4:** That all representations by the applicant and determinations by the Development Review Board are incorporated as part of the conditions for this special exception.

**SECTION 5:** That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_ 2016.

ATTEST:

\_\_\_\_\_  
JOSEPH J. KAVANAGH  
CITY CLERK

\_\_\_\_\_  
JOYCE W. BRYAN  
HONORARY MAYOR

RECORD OF VOTE

Simone	_____
Peerman	_____
Talerico	_____
Ruzzano	_____
Bryan	_____