

**January 3, 2017 Board of Adjustment
Staff Recommendations**

PETITIONER: Chris Akers, Littlejohn Engineering, agent for Northwest Medical Center
LOCATION: 2801 N State Road 7
ZONING: CF-1 Community Facilities District

INTRODUCTION

The subject property is the twenty-seven (27) acre hospital campus located at 2801 North State Road 7, home to Northwest Medical Center. This facility is located on a major arterial roadway, and provides regional medical services. The medical campus includes properties on both the north and south side of Colonial Drive. The applicant has submitted applications for a tower addition, new parking garage, and Central Energy Plant (CEP) expansion. The tower addition will provide an additional 61 patient beds, bringing the total up to 289 beds. The parking garage is being built to both alleviate current parking conditions and provide for the new expansion.

HEARING NO.: BA-01-2017

SECTION OF CODE: Section 11.4

Code limits building height in the CF-1 zoning district to a maximum of four (4) stories, or fifty (50) feet. Petitioner is requesting permission to expand the existing tower portion of Northwest Medical Center, which is presently six (6) stories high, totaling 67' 8" in height.

The Board of Adjustment issued a height variance for Northwest Medical Center to allow six stories on September 2, 1999. The proposed expansion will not make the tower portion of the hospital taller than what was approved in 1999; it is a lateral expansion of the tower. Prior to 1998, this hospital campus was located within the B-2 Community Business district, which offered a maximum height of one-hundred (100) feet above grade. The subject property was rezoned to CF-1 Community Facilities District for conformance with the Margate Comprehensive Plan and Zoning Code. While the CF-1 provides use compatibility for a hospital, the maximum allowable height is substantially lower at just fifty (50) feet.

This addition was reviewed at the November 8, 2016 Margate Development Review Committee where staff recommended approval of the project. 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.

28 DEC 16
Date

HEARING NO.: BA-02-2017

SECTION OF CODE: 11.6

Code requires a minimum side setback of twenty five (25) feet, and increases this setback by five (5) feet for each story above the second story. Petitioner is requesting permission to build a four-story parking garage that encroaches ten feet into the required setback.

The Northwest Medical Center hospital campus is currently comprised of six parcels. In 1995, there was a seventh parcel located in the northwest corner of the hospital campus that was sold to another user. This seventh parcel also includes a narrow stretch of land that runs south and connects to Colonial Drive, creating a panhandle which essentially divides the northern portion of the hospital campus. The proposed parking garage is centrally located on the hospital campus, but because of the panhandle that extends off of the seventh parcel, there is a conflict with the side setback requirements for the CF-1 zoning district. A literal enforcement of this setback provision to the subject property does not provide meaningful accomplishments, such as spacing between buildings, due to the layout of the parcels.

Staff finds a practical hardship exists due to the unique shape of the property. 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.

28 DEC 16
Date