

**June 6, 2017 Board of Adjustment
Staff Recommendations**

PETITIONER: Margate Community Redevelopment Agency

LOCATION: 1695 Banks Road

ZONING: M-1A Industrial Park District

INTRODUCTION

The subject property of these variance requests is a vacant 1.53 acre parcel located on the west side of Banks Road, approximately one-eighth of a mile north of Northwest 15th Street. The parcel abuts the eastern side of the Margate Sports Complex. The subject property is located within the M-1A Industrial Park zoning district, however the City is currently rezoning the subject property to S-1 Recreational. The Margate CRA is also processing a plat note amendment with Broward County to allow City park and recreational uses on the subject property. A conceptual site plan for a covered play structure and restroom was reviewed by the Development Review Committee on November 8, 2016. A conceptual site plan for a covered play structure and restroom was reviewed by the Development Review Committee on November 8, 2016.

HEARING NO.: BA-12-2017

SECTION OF CODE: Section 3.19

Code requires a minimum setback of 35 feet from any trafficway having a right-of-way width of 80 feet or greater. Petitioner is requesting permission to build a new covered sports structure and restroom that provides a setback of 27 feet from Banks Road.

The CRA is proposing to build a 38,700 square foot covered athletic field with concessions and restrooms. The size of this facility is required to incorporate athletic fields, spectator seating, and general functions. The covered athletic fields are also being designed to incorporate into the existing Margate Sports Complex, such that they will share a common means of ingress and egress, as well as parking facilities.

The property is located on a portion of Banks Road that curves in a westerly direction. This road curvature impacts the property, such that the front property line is not straight, and actually bows to accommodate the roadway. The structure is rectangular in order to incorporate the fields, seating, and other functions, and the front setback as proposed varies from 27 feet, up to 51 feet. It is important to note that the majority of the proposed structure abides to the required setback. The structure cannot be re-shaped to follow the curve of the road; therefore, a strict interpretation would result in a large amount of wasted space on the subject property. Similarly, if the structure was pushed back in order to respect the setback, it would be at the expense of the amenities provided on the western side of the structure, such as the concessions, restrooms, and patio areas.

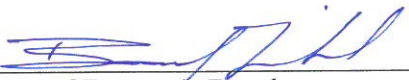
Staff finds that a practical hardship exists due to the curvature of the road, which negatively impacts the subject property and would excessively restrict the layout of the proposed facility. Staff finds that the granting of this variance will not create a nuisance to the City, and would otherwise result 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.

24 May 17
Date
