

**January 2, 2018 Board of Adjustment Meeting
Staff Recommendation**

PETITIONER: Christian Pena, (CPZ Architects, Inc.), agent for the Margate CRA

LOCATION: 6199 Northwest 10th Street

ZONING: One-Family Dwelling (R-1) District

INTRODUCTION

David Park is an existing local public park owned and maintained by the City of Margate. It is located on the same parcel as the Margate Senior Center, the Catherine Young Library, and the Parks and Recreation Department administrative offices. The Margate Community Redevelopment Agency is currently proposing improvements to the park, including updating playground equipment, new canvas shade structures, a metal pavilion, a prefabricated restroom, new landscaping, and a new parking area. A site plan application showing these improvements was reviewed at the Development Review Committee on September 26, 2017.

HEARING NO.: BA-01-2018

SECTION OF CODE: Section 23-6(A)(6)

Code prohibits backout parking. Petitioner is requesting permission to create an off-street parking area which allows drivers to back out into a public right-of-way.

The intent of this code provision is to enhance the safety of vehicles entering a public roadway from a non-residential location, as well as improve on-site traffic circulation. Requiring parking facilities to be designed so that drivers must be forward facing when entering a public right-of-way improves visibility, therefore safety is improved at the intersection of the driveway connection and right-of-way.

The parking spaces that are the subject of this variance are proposed to be installed along the west property line, adjacent to Northwest 62nd Avenue. While the angled parking spaces fit entirely within the parcel, the drive aisle that serves those spaces is located within the adjacent right-of-way. These spaces are being added to increase parking capacity at this multi-purpose parcel, and to provide more convenient access to David Park by providing parking amenities closer to the playground.

The designer for this project is mitigating the safety concern by providing a curbed landscape buffer between the parking area and the travel lanes of Northwest 62nd Avenue. This landscape buffer offers control over traffic movements such that the drive aisle and parking spaces are one-way, and vehicles will be forward facing when entering the travel lanes of the adjacent right-of-way.

Staff finds that the requested parking variance is not contrary to the intent of the Code, and will not create a nuisance or adversely affect any neighboring properties. **Staff recommends approval of this variance request.**

RECOMMENDATION:

APPROVE

APPROVE WITH
CONDITIONS

DENY



Acting Director of Economic Development.

12/21/17
Date