



Legislation Details (With Text)

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Type: Planning Item **Status:** Agenda Ready

File created: 10/22/2015 **In control:** Board of Adjustment

On agenda: 11/3/2015 **Final action:**

Title: BA-18-2015 PERMISSION TO BUILD A NEW RETAIL DEVELOPMENT AT THE SOUTHEAST CORNER OF STATE ROAD 7 AND S.W. 7TH STREET THAT OCCUPIES 38% OF ITS PRIMARY ROAD FRONTAGE AND IS LOCATED WITHIN THE TOC-C CORRIDOR ZONING DISTRICT. CODE REQUIRES A MINIMUM BUILD-OUT OF 70% OF PRIMARY ROAD FRONTAGE FOR PROPERTY IN THE TOC-C CORRIDOR ZONING DISTRICT UPON DEVELOPMENT OR REDEVELOPMENT. PETITIONER IS HANLEX MARGATE, LLC FOR DOLLAR GENERAL.

Sponsors:

Indexes:

Code sections:

Attachments: 1. BACKGROUND INFORMATION BA-18-15, 2. BACKGROUND INFORMATION-STAFF RECOMMENDATION, 3. SITE PLAN, 4. OTHER - SURVEY, 5. MINUTES - 7/28/15, 6. MINUTES - 9/8/15

Date	Ver.	Action By	Action	Result
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TO: Board of Adjustment

FROM: Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

DATE: November 3, 2015

BA-18-2015 PERMISSION TO BUILD A NEW RETAIL DEVELOPMENT AT THE SOUTHEAST CORNER OF STATE ROAD 7 AND S.W. 7TH STREET THAT OCCUPIES 38% OF ITS PRIMARY ROAD FRONTAGE AND IS LOCATED WITHIN THE TOC-C CORRIDOR ZONING DISTRICT. CODE REQUIRES A MINIMUM BUILD-OUT OF 70% OF PRIMARY ROAD FRONTAGE FOR PROPERTY IN THE TOC-C CORRIDOR ZONING DISTRICT UPON DEVELOPMENT OR REDEVELOPMENT. PETITIONER IS HANLEX MARGATE, LLC FOR DOLLAR GENERAL.

BACKGROUND: Petitioner for Dollar General is requesting permission to build a new retail development within the TOC-C Corridor zoning district that occupies 20% of its primary road frontage. Section 9.7 of the 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. Item was tabled at Board of Adjustment meeting on October 6, 2015.

RECOMMENDATION: See staff recommendation letter attached.

FISCAL IMPACT: N/A

CONTACT PERSON: Benjamin J. Ziskal, AICP, Director of Economic Development