



Legislation Details (With Text)

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Title: APPROVING A SPECIAL EXCEPTION USE TO ALLOW FOR A LIMITED ACCESS SELF-SERVICE STORAGE FACILITY AT 750 SOUTH STATE ROAD 7.

Sponsors:

Indexes:

Code sections:

Attachments: 1. RESOLUTION-APPROVAL, 2. RESOLUTION-DENIAL, 3. BACKGROUND INFORMATION-APPLICATION, 4. BACKGROUND INFORMATION-NARRATIVE, 5. BACKGROUND INFORMATION-CROSS ACCESS AGREEMENT, 6. BACKGROUND INFORMATION-STORMWATER CALCS, 7. BACKGROUND INFORMATION-DRC MINUTES, 8. BACKGROUND INFORMATION- BOA MINUTES, 9. SITE PLAN, 10. OTHER-ARCHITECTURAL PLANS, 11. OTHER-CIVIL ENGINEERING PLANS, 12. OTHER-LANDSCAPING PLANS, 13. SURVEY

Date	Ver.	Action By	Action	Result
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TO: Mayor and City Commission

FROM: Douglas E. Smith, City Manager

DATE: October 19, 2016

APPROVING A SPECIAL EXCEPTION USE TO ALLOW FOR A LIMITED ACCESS SELF-SERVICE STORAGE FACILITY AT 750 SOUTH STATE ROAD 7.

BACKGROUND: Nuvo Margate Self-Storage, the petitioner, proposes building a five level limited access self-service storage facility on a vacant lot located at 750 South State Road 7 (northeast corner of State Road 7 and S.W. 8th Court). The property abuts vacant property to the north which has recently been approved for the Dollar General project. Section 7.3 (B) of the City's Land Development Code provides that self-service storage facilities are considered Special Exception Use within the TOC-C zoning district.

The development project is comprised of 107,430 total square feet for a self-service storage facility and 7,735 square feet for retail use on the subject property.

RECOMMENDATION: The Site Plan was before the Development Review Committee (DRC) on July 26, 2016. A request for a Special Exception Use was also before the DRC on July 26, 2016. The Board of Adjustment (BOA) approved two variances on September 6, 2016: permission to reduce the building frontage on State Road 7 from the required minimum of 70% to 49.3%; and, permission to allow for a fully enclosed self-storage building with five (5) interior levels.

A copy of the approved minutes from the July 26, 2016 DRC meeting is attached; a copy of the draft minutes from the

September 6, 2016 BOA is also attached.

FISCAL IMPACT: N/A

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