



Legislation Details (With Text)

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File created: 3/1/2017 **In control:** Board of Adjustment
On agenda: 4/4/2017 **Final action:**
Title: BA-09-17 VARIANCE REQUEST FOR PERMISSION TO DEVIATE FROM THE REQUIRED SIDEWALK WIDTH OF 12-FEET AND THE ASSOCIATED LANDSCAPE AND STORMWATER SYSTEM MODIFICATIONS IN THE COCONUT CREEK PARKWAY RIGHT-OF-WAY FOR THE PROPERTY LOCATED AT 5185 COCONUT CREEK PARKWAY.

Sponsors:

Indexes:

Code sections:

Attachments: 1. BACKGROUND: BA-09-17 APPLICATION, 2. BACKGROUND: BA-09-17 JUSTIFICATION STATEMENT, 3. BACKGROUND: STAFF RECOMMENDATION, 4. BACKGROUND: MINUTES DRC 3/26/15, 5. BACKGROUND: MINUTES DRC 4/1/15, 6. BACKGROUND: MINUTES CC 4/15/15, 7. SURVEY, 8. OTHER: SITE PLAN-EXHIBIT A, 9. OTHER: SIDEWALK VARIANCE-EXHIBIT B

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: April 4, 2017

BA-09-17 VARIANCE REQUEST FOR PERMISSION TO DEVIATE FROM THE REQUIRED SIDEWALK WIDTH OF 12-FEET AND THE ASSOCIATED LANDSCAPE AND STORMWATER SYSTEM MODIFICATIONS IN THE COCONUT CREEK PARKWAY RIGHT-OF-WAY FOR THE PROPERTY LOCATED AT 5185 COCONUT CREEK PARKWAY.

BACKGROUND: The petitioner, Dominion Self-Storage, is requesting a variance for the requirement to replace an existing 6-foot wide sidewalk with a 12-foot wide sidewalk and the associated landscape and stormwater modifications in the Coconut Creek Parkway right-of-way. The

This project was originally approved in 2008 and was to have been built concurrent with the Social Security building as part of a commercial project. At the time, the property was zoned B-3 Liberal Business. Due to the recession, the self-storage building was delayed. Having exhausted all extensions, the petitioner was required to appear back before the Development Review Committee (DRC) for approval of a revised site plan and a special exception. Since 2008 when the site plan was originally approved, the zoning on the property also changed to Transit Oriented Corridor (TOC-C) and, as such, required the wider sidewalks and enhanced landscaping. The revised site plan was approved at the DRC meeting on March 26, 2015. The special exception was approved by the DRC on April 1, 2015 and by the City Commission on April 15, 2015. Copies of the minutes from all three meetings are attached.

The current 6-foot wide sidewalk was recently constructed by Broward County and is in full conformance with Florida

Department of Transportation requirements, as well as with Broward County and City of Margate requirements for safe and adequate pedestrian and handicapped access along Coconut Creek Parkway and to and from the subject site.

RECOMMENDATION: See attached Staff Recommendation

FISCAL IMPACT: n/a

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