



# City of Margate

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## Legislation Text

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**File #:** ID 2016-249, **Version:** 1

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**TO:** Board of Adjustment

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

**DATE:** May 3, 2016

**BA-14-16:** VARIANCE REQUEST FOR PERMISSION TO REDUCE THE FRONTAGE BUILD-OUT FOR THE NEW BURGER KING CONSTRUCTION LOCATED AT 2980-2990 NORTH STATE ROAD 7

**BACKGROUND:** The applicant proposes to construct a 2,673 square foot Burger King restaurant and a 3,000 square foot retail establishment on the property located at 2980-2990 North State Road 7. Section 9.7(H) of the City of Margate Code requires the minimum frontage build-out to be 70 percent in the Transit Oriented Corridor-Corridor (TOC-C) district. The applicant is requesting permission to reduce the retail building frontage percentage to 40 percent, including the driveway connection off of State Road 7 and 48 percent excluding the driveway.

**RECOMMENDATION:** The site plan and an application for a Special Exception use for a drive-thru were approved by the Development Review Committee on March 22, 2016. A draft copy of those meeting minutes is attached.

**FISCAL IMPACT:** n/a

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