



# City of Margate

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## Legislation Text

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**File #:** ID 2016-401, **Version:** 1

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**TO:** Board of Adjustment

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

**DATE:** July 5, 2016

**BA-17-16: VARIANCE REQUEST TO ALLOW 127 PARKING STALLS INSTEAD OF 160 STALLS FOR SENIOR HOUSING DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF N.W. 31<sup>ST</sup> STREET AND NORTH STATE ROAD 7**

**BACKGROUND:** Petitioner is requesting a reduction in parking stalls from 160 stalls to 127 for senior housing development. Section 9.11 of the Margate Zoning Code, TOC-G District, requires one (1.0) parking space per dwelling. The proposed project has 100 dwelling units equating to 100 parking stalls. Petitioner finds a conflict in the Code whereas in Section 9.12 E(6) the residential parking minimum is one and one-half (1.5) parking spaces per dwelling unit and a minimum of one (1) additional visitor parking space for every ten (10) dwelling units for a total of 160 spaces. In the case of a conflict, City Staff determined the more stringent code criteria would prevail. A parking analysis was conducted by the petitioner's traffic engineer and it determined that the average number of parking spaces needed for the senior housing development was 81, whereas their proposed design is for 127 parking spaces.

The Site Plan was approved at the Development Review Committee meeting on May 10, 2016. An excerpt from the draft of the meeting minutes is attached. This item was scheduled to be heard at the Board of Adjustment meeting on June 7, 2016, and was tabled at the request of the petitioner.

**RECOMMENDATION:** See attached Staff Recommendation

**FISCAL IMPACT:** n/a

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