



# City of Margate

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## Legislation Text

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**File #:** ID 2016-469, **Version:** 1

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**TO:** Mayor and City Commission

**FROM:** Douglas E. Smith, City Manager

**DATE:** August 24, 2016

APPROVING WITH CONDITIONS A SPECIAL EXCEPTION USE FOR NUVO MARGATE SELF STORAGE IN ORDER TO PERMIT A LIMITED ACCESS SELF-SERVICE STORAGE FACILITY, SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE.

**BACKGROUND:** Petitioner proposes construction of 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. 8<sup>th</sup> Court). The property abuts vacant property to the north which has recently been approved for the Dollar General project. The development project is comprised of 107,430 total square footage for a self-service storage facility and 7,735 square feet for retail use on subject property.

Section 7.3(B) of the City's Land Development Code provides that self-service storage facilities are considered Special Exception Uses within the TOC-C zoning district. The Development Review Committee (DRC) recommended approval with conditions of the Special Exception use at the DRC meeting on July 26, 2016. A draft of the meeting minutes is attached.

**RECOMMENDATION:** Staff recommends approval subject to the conditions of the Development Review Committee.

**FISCAL IMPACT:** n/a

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