



Legislation Text

File #: ID 2016-501, **Version:** 1

TO: Planning and Zoning Board

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

DATE: September 6, 2016

BA-20-16: VARIANCE REQUEST FOR PERMISSION TO REDUCE THE BUILDING FRONTAGE ON STATE ROAD 7 FROM THE REQUIRED MINIMUM OF 70 PERCENT TO 49.3 PERCENT FOR THE NUVO MARGATE SELF-STORAGE LOCATED AT 750 SOUTH STATE ROAD 7.

BACKGROUND: Per Section 9.7(H) of the Zoning Code, new development within the TOC must provide a minimum frontage build-out of 70 percent of the primary road frontage. The petitioner is proposing a frontage build-out of 49.3 percent on the State Road 7 frontage due to the unique nature of the site. The property is very wide (680 feet wide) along the street frontage and shallow (210 feet) in depth. The required site improvements such as retention, parking, etc., cannot be placed behind the building due to its shallow configuration.

This project is immediately adjacent to the Dollar General property which has a similar parcel configuration and the City approved a reduced frontage of 35 percent for phase one and 38 percent in the combined phase one and phase two for that project.

The Site Plan was approved by the Development Review Committee (DRC) on July 26, 2016. A request for a Special Exception to allow a Self-Service Storage Facility was also approved at the DRC meeting on July 26, 2016 and it is scheduled to be heard at the City Commission meeting on August 24, 2016. A draft of the minutes from the DRC meeting on July 26, 2016 is attached.

RECOMMENDATION: See attached Staff Recommendation.

FISCAL IMPACT: N/A

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