



Legislation Text

File #: ID 2016-502, **Version:** 1

TO: Board of Adjustment

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

DATE: September 6, 2016

BA-21-16: VARIANCE REQUEST TO ALLOW FOR A FULLY ENCLOSED SELF-STORAGE BUILDING WITH FIVE (5) INTERIOR LEVELS FOR THE NUVO MARGATE SELF-STORAGE LOCATED AT 750 SOUTH STATE ROAD 7.

BACKGROUND: Section 9.11(C) of the Zoning Code allows for buildings up to four (4) stories, to a maximum of 66 feet in height, for projects within the Transit Oriented Corridor-Corridor (TOC-C) district. Petitioner points out that enclosed self-storage facilities require less height between floors than a typical multi-story office building. As such, the proposed enclosed self-storage facility would contain five (5) interior levels with a maximum height of 52 feet, which is 14 feet less than the maximum height allowed in the TOC-C district. In addition, the exterior of the building would be designed to appear as a four (4) story building, thereby satisfying the intent of the Code.

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 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 minutes from the DRC meeting on July 26, 2016 is attached.

RECOMMENDATION: See attached Staff Recommendation.

FISCAL IMPACT: N/A

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