



## Legislation Text

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**File #:** ID 2016-790, **Version:** 1

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**TO:** Board of Adjustment

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

**DATE:** January 3, 2017

**BA-04-17: VARIANCE REQUEST TO REDUCE THE BUILDING FRONTAGE BUILD-OUT FOR THE PROPOSED CUMBERLAND FARMS CONSTRUCTION LOCATED AT 5485 WEST ATLANTIC BOULEVARD**

**BACKGROUND:** The applicant proposes to demolish an existing vacant 14,490 square foot Walgreens and construct a 4,960 square foot Cumberland Farms convenience market which includes a gasoline service station component on the property located at 5485 West Atlantic Boulevard. 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 frontage build-out to thirty-two (32) percent.

The site plan was approved by the Development Review Committee on November 22, 2016. A draft copy of the meeting minutes is attached.

**RECOMMENDATION:** See attached Staff Recommendation.

**FISCAL IMPACT:** n/a

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