



# City of Margate

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## Legislation Text

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**File #:** ID 2017-612, **Version:** 1

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**TO:** Board of Adjustment

**FROM:** Reddy Chitepu, Acting Director of Economic Development/Director of D.E.E.S.

**DATE:** October 3, 2017

**BA-19-17 VARIANCE REQUEST FOR BUILDING HEIGHT TO EXCEED THE MAXIMUM ALLOWABLE IN THE B-2A REGIONAL BUSINESS ZONING DISTRICT FOR PROPOSED SITE MODIFICATIONS AT JM LEXUS LOCATED AT 5350 WEST SAMPLE ROAD**

**BACKGROUND:** The petitioner, JM Lexus, is proposing site modifications that would include the removal of 30,846 square feet of the existing car wash and service buildings, as well as the construction of a seven (7) story parking garage and the construction of a new car wash and associated buildings. The new parking garage structure exceeds the height requirements of the B-2A zoning district. Section 11.1/2.5 of the B-2A zoning district limits the height of the buildings to ranges from 25 feet to 60 feet depending on the use. In 2003, the City granted an exception to these height limitations at this property.

The proposed parking garage requires a zoning variance to allow the following height per the plans submitted and reviewed by the Development Review Committee: three cornerstone tower features (one contains a stairwell) at seventy-nine feet and six inches (79' 6") and one cornerstone tower feature at eighty-five feet and six inches (85' 6"). This tower houses an elevator and a stairwell. The parking deck is at seventy feet and six inches (70' 6") and the parapet wall is seventy-four feet (74') in height. The southeast corner of the garage facing nearby residential begins at sixty-four feet and six inches (64' 6") and is gradually raised to sixty-seven feet (67'), then seventy feet and six inches (70' 6") as it recedes from the residents' property toward Sample Road.

**RECOMMENDATION:** The site plan was approved by the Development Review Committee on August 22, 2017. A draft copy of the meeting minutes is attached. Please see attached Staff Recommendation.

**FISCAL IMPACT:** TBD

**CONTACT PERSON:** Reddy Chitepu, Acting Director of Economic Development/Director of D.E.E.S.