

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT - ADDENDUM

Project Name: Palm Tran South County Facility

Project Location: 100 North Congress Avenue

This attachment is provided as an addendum to the staff report for the Palm Tran South County Facility and pertains to waivers associated with the project. The addendum addresses two waivers that were omitted from the Class III staff report as follows:

- 1) A waiver to LDR Section 4.6.9(D)(3)(c)(2), which requires a minimum stacking distance of 100 feet in advance of guardhouses and security gates. A stacking distance of 30 feet is proposed from the security gate.
- 2) A waiver to LDR Section 4.6.16(H)(3)(k), which requires a 5 foot wide landscape strip between parking tiers that abut each other. The site plan provides no landscape strip between the parking tiers that abut along the south side of the property.

WAIVER ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Stacking Distance:

The applicant has submitted the attached narrative that includes their justification for the proposed waivers. Since the street is a dead-end, there isn't a concern that the reduced stacking will interfere with cross traffic. Further, the nearest driveway to the east is approximately 175 feet to the east of the security gate. A waiver with similar circumstances on other properties would be supported. Based on the above positive findings are made with respect to LDR Section 2.4.7(B)(5), Waiver Findings.

Landscape Area:

The parking tiers that abut each other on the south side of the property are required to be separated by a 5 foot wide landscape strip and none is proposed. The applicant indicates that the proposal is to provide 20 foot deep parking spaces and that a future canopy is proposed over a portion of the two parking tiers. The parking spaces could be reduced to 18 feet, which would allow for the provision of the required 5 foot landscape strip. The canopy issue could be resolved by providing the canopy on only one side of the parking tiers. Based on the above, positive findings are not made with respect to LDR Section 2.4.7(B)(5), Waiver Findings.

STAFF RECOMMENDATION

By Separate Motions:

Waivers:

1. Move to recommend to the City Commission approval of the waiver to LDR Section 4.6.9(D)(3)(c)(2), which requires a minimum stacking distance of 100 feet from the security where 30 feet is proposed, based on positive findings with LDR Section 2.4.7(B)(5).
2. Move to deny the waiver to LDR Section 4.6.16(H)(3)(k), which requires a 5 foot landscape strip between parking tiers that abut where none is proposed, based on a failure to positive findings with LDR Section 2.4.7(B)(5).

Attachments:

- Applicant's Justification Narrative

Report prepared by: Scott Pape, Principal Planner