



GOLDEN GATE NAC
OCTOBER 7, 2018

I. TITLE: Request for alternative compliance for Golden Gate Vacuum Station (G083-001).

II. THE APPLICANT REQUESTS ALTERNATIVE COMPLIANCE TO:

1. SECTION 3.267.B.2. TABLE 3.267.2 MAXIMUM FRONT SETBACK OF 20 FEET.

2. SECTION 3.267.B.2. TABLE 3.267.2 MINIMUM BUILDING FRONTAGE SHALL BE 60%.

3. SECTION 3.267.G.4 ON-SITE PARKING SHALL BE LOCATED NO LESS THAN 5 FEET BEHIND THE FRONT FAÇADE OF THE BUILDING.

III. SUMMARY: Martin County Utilities, is proposing to construct a vacuum sewer facility on .54 acres located on the south side of SE Fairmont Street east of Dixie Highway in Golden Gate. The project is designed to look like a residential dwelling. The project consists of a 1,700 square foot single story building, housing pump systems, piping and electrical service and the associated infrastructure.

IV. BACKGROUND: The zoning regulations applicable within the CRAs (Article 3, Division 6 of the Land Development Regulation (LDR)), at §3.260.D, provide:

An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of the CRA code in order to accommodate unique circumstances of the proposed development site. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after having been reviewed by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of the CRA code as well as or more effectively than adherence to the strict requirements and would help carry out specific goals or objectives outlined in the particular CRA plan. Appropriate justifications for approving alternative plans include but are not limited to:

1. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Redevelopment Overlay Districts.

2. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
3. Improve or provide integration of proposed development with the surrounding off-site development.
4. The preservation of the historical or archaeological features of the area.

V. ANALYSIS

The applicant seeks alternative compliance for Section 3.267.B.2., Table 3.267.2. regarding required building front setback and frontage, and Section 3.267.G.4 regarding all parking shall be at least 5' back from the front façade of the building. The requirements are for commercial construction which the use of the building does fall under. However, the design of the building is to resemble a residential dwelling.

Issue #1.

Table 3.267.2. requires maximum front building setback of 20 feet.

Analysis: The building siting is designed to accommodate the unique vacuum facility requirements is intended to blend in as a residential dwelling. The building setback is needed to facilitate all of the piping and underground infrastructure associated with the vacuum station.

Issue #2.

Section 3.267.B.2. requires minimum building frontage of 60%

Building frontage is the amount of the front façade that meets the build to line on the primary street.

Analysis: Due to the structure's utilitarian purpose building frontage requirements cannot be met. Similar to the front setback requirements, the functionality of the vacuum station requires siting back from the build-to-line and the site is designed to fit in as a residential dwelling.

Issue #3.

Section 3.267.G.4. requires on-site parking to be a minimum of 5 feet behind the front façade of the building.

Analysis: The vacuum station design requires access from the front of the building. Parking areas are designed to provide multiple access points to the facility. Although the building is for utility purposes it is designed to fit in as a residential dwelling. This parking standard does not pertain to residential development.

V. RECOMMENDED ACTION: Staff recommends that the Golden Gate NAC approve the request for alternative compliance For:

1. 3.267.B. 2, TABLE 3.267.2. Building frontage

2. 3.267.B.2. Table 3.267.2 Front building setback

3. 3.267.G.4. Parking area location

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Figure 1. Site Location



Figure 2. Site Plan

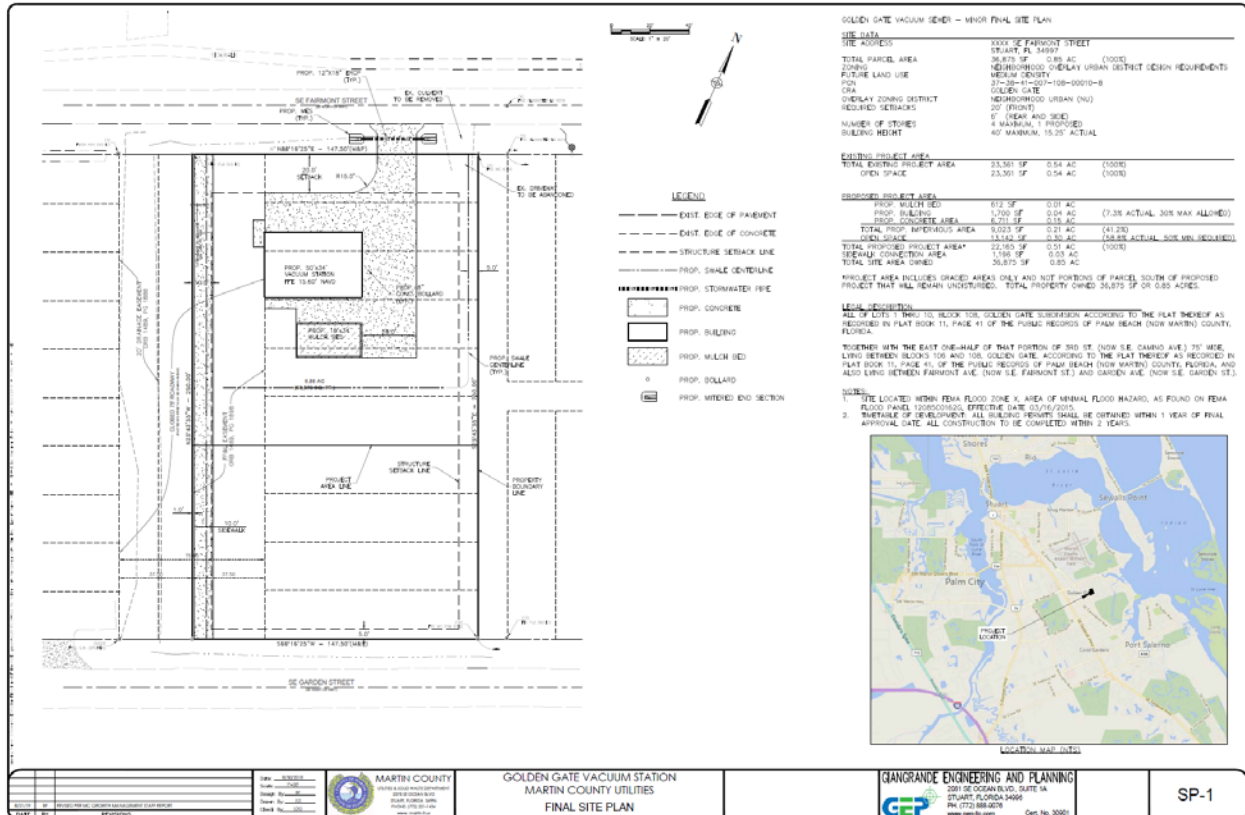


Figure 3. Elevations



