



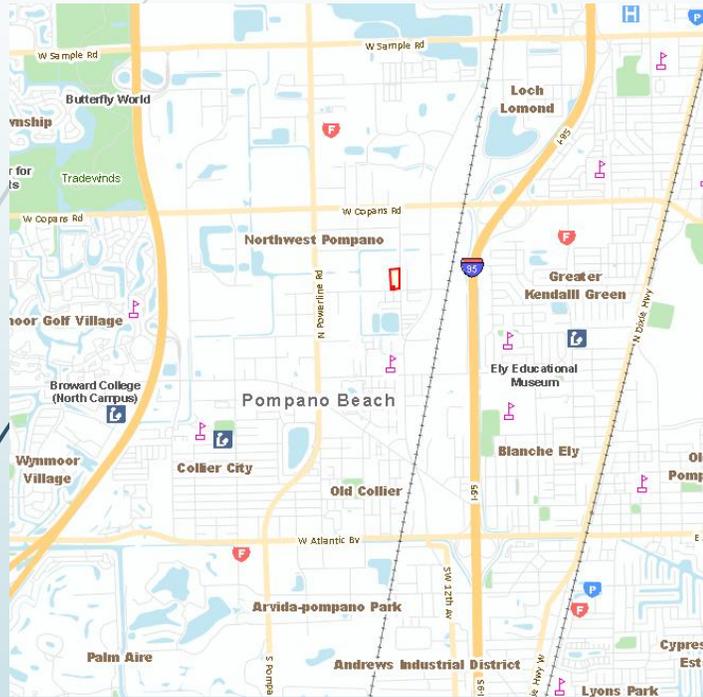
Paramount Park LLC

Variance Request PZ# 20-11000015

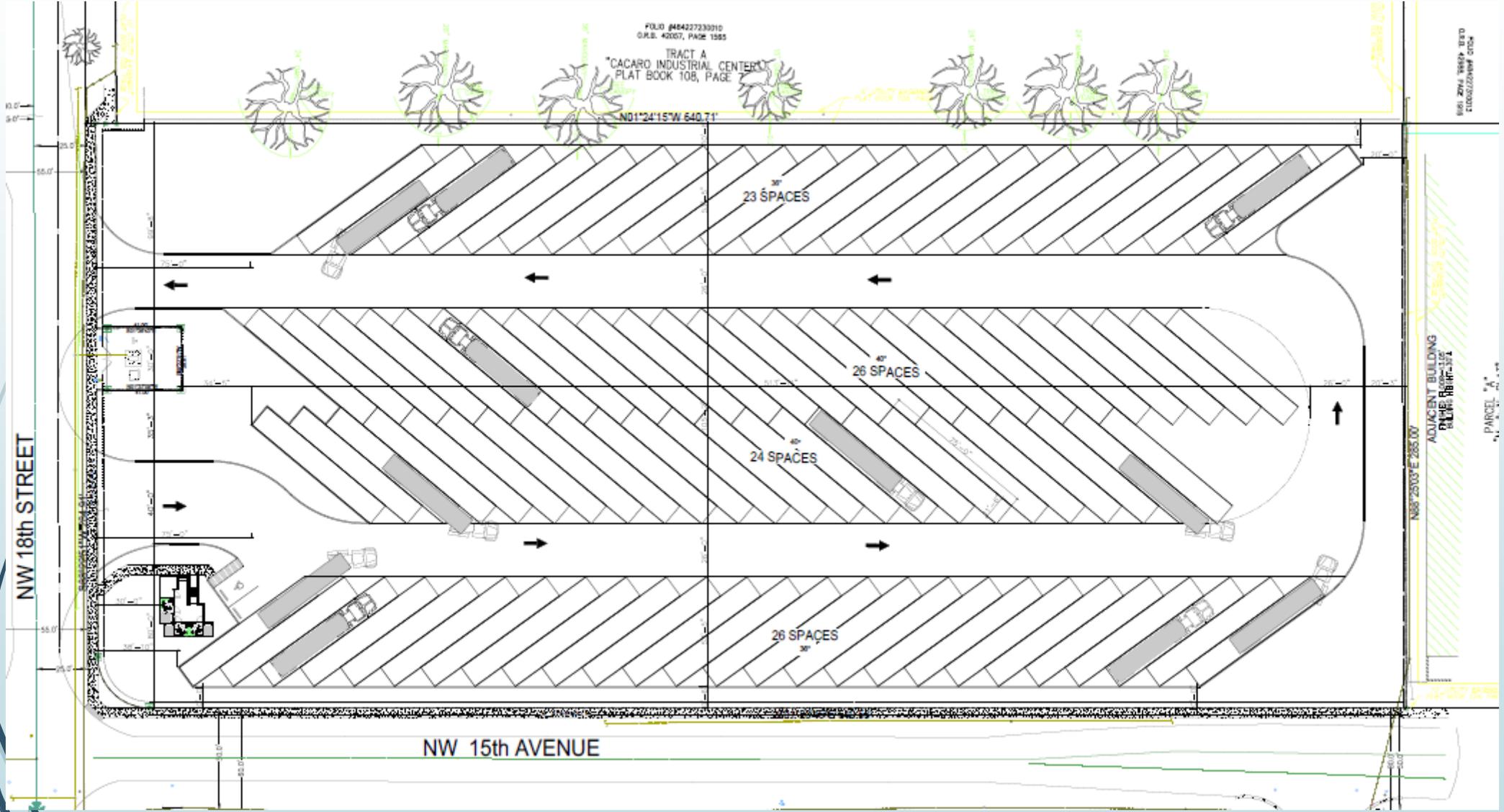
Agent: Paola A. West (PlanW3st LLC)

Applicant: Joseph Kolling

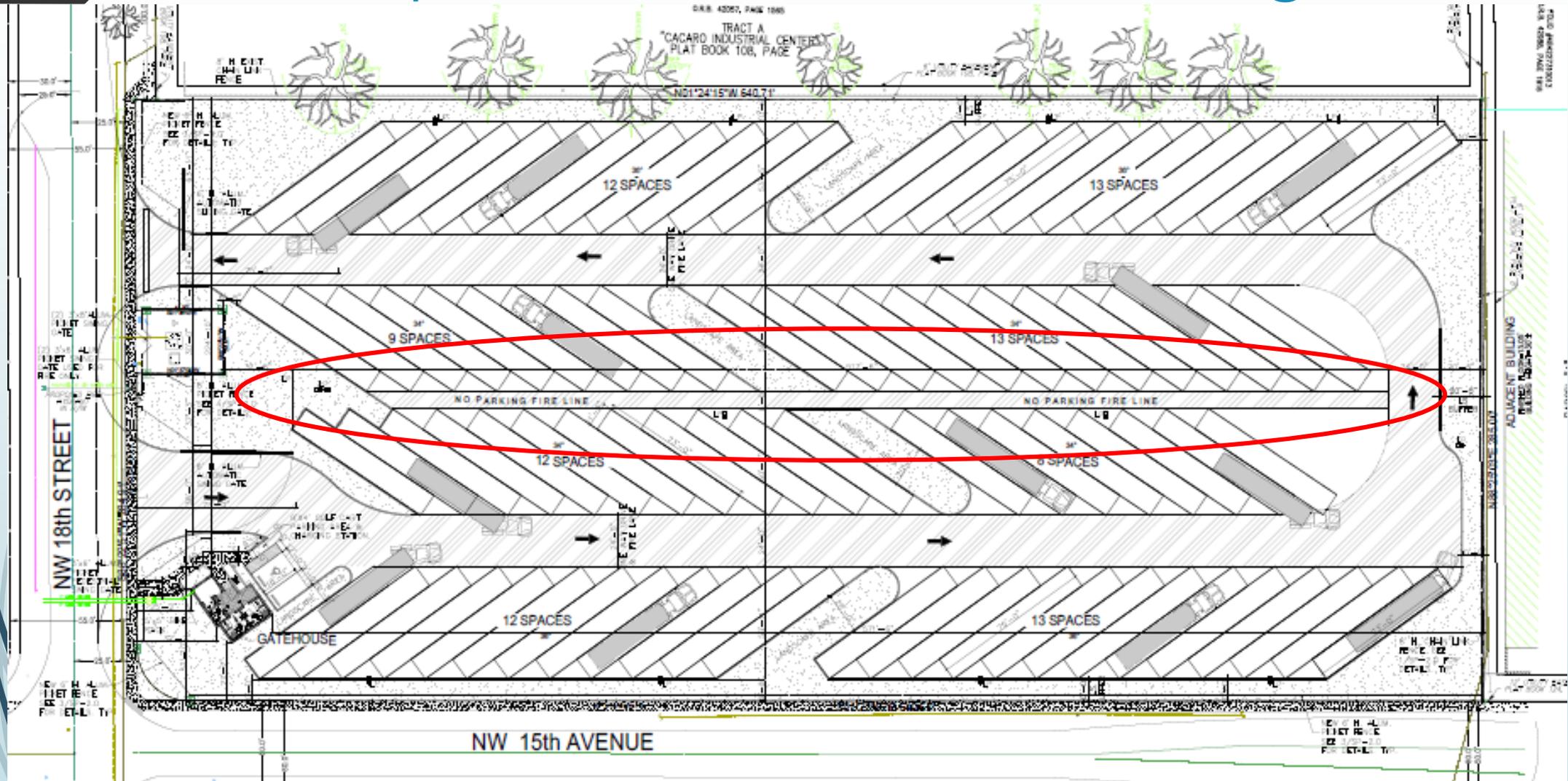
Subject Property



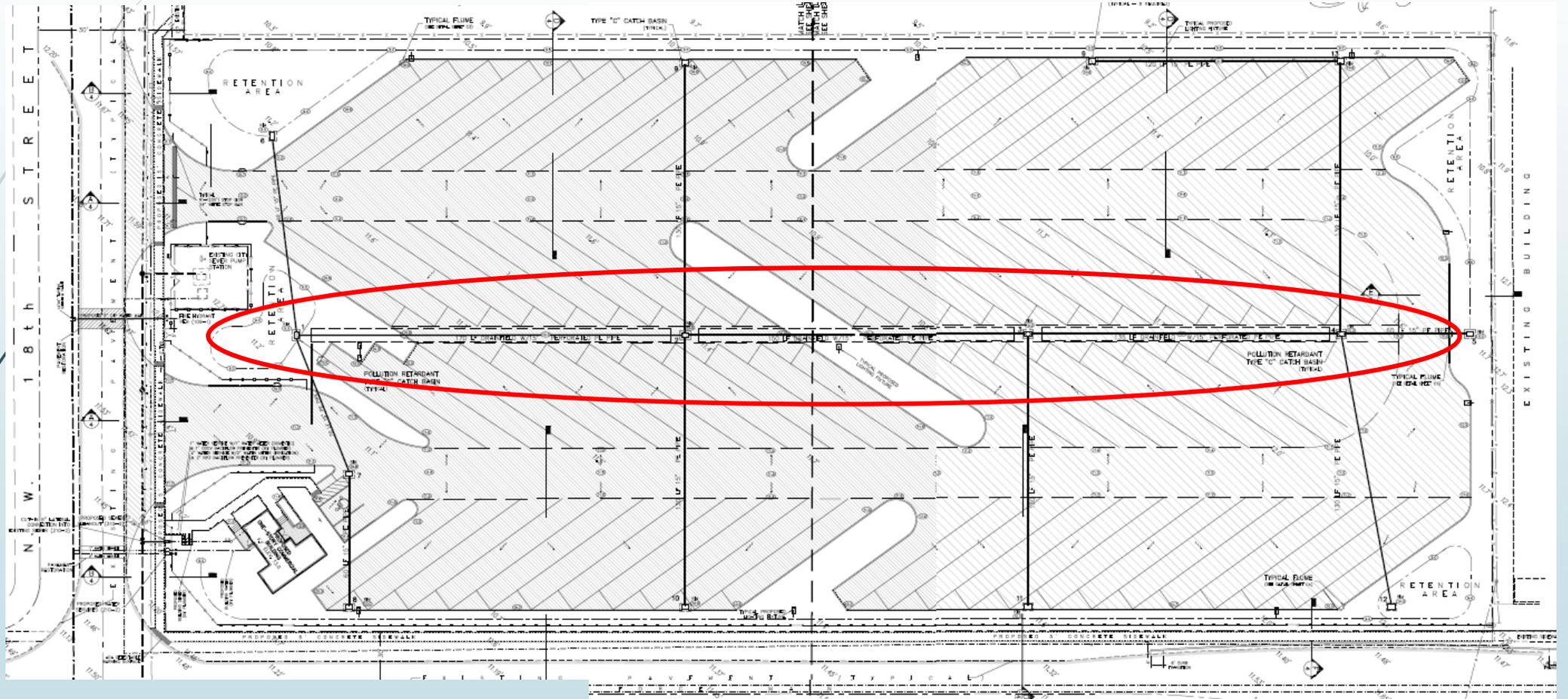
Previous Approval: Major Temporary Permit



Request: Variance for Curbing



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Standard a: There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity

- ▶ The area between the middle two rows of truck parking is being provided to meet Fire Prevention requirements for life safety. This area must remain clear at a minimum of 8-10 feet to prevent vehicle fires from spreading or expanding. As this area is remaining clear for life safety purposes, the best drainage point for the middle of the site is here.

A decorative graphic on the left side of the slide. It features a dark grey arrow pointing to the right, positioned at the top. Below the arrow, several thin, curved lines in shades of blue and grey sweep downwards and to the right, creating a sense of movement and design.

Standard b: The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;

- ▶ Per the civil engineer, the drainage point needs to be provided in the middle of the area it is draining. This is not a result of the actions of the landowner.
- ▶ Including curbing here will pool the middle of the site and keep the site from draining as required to do by state and county requirements. Not draining per these requirements will cause adverse impact on the surrounding properties and public street.
- ▶ Proper site security and the requirement of the fire clearance lane comes directly from BSO and the City's Fire Prevention Division, respectively; not the landowner.



Standard c: Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;

- If the two rows of parking are deleted from the proposal, not only will the operator back out of the deal (as the truck parking lot will not accommodate enough trucks), but the owner will likely not be able to develop the site for any other use based on his experience with the original project. If a project that is in high demand is not possible, there is little hope for any other project to be built during these hard times.
- On the flip side, if the parking row is built with the curbing, the drainage will be ineffective and the middle of the site will pool for a good portion of the year. These spaces will not be used by the truck drivers and will likely remain unused.

Standard d: The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated

- Two sites nearby do not include curbing for truck parking: the Publix truck terminal two sites to the west of the subject property (1731 NW 18 ST) and a large industrial development on the block north of this one (2121 NW 15 ST).



A decorative graphic on the left side of the slide. It features a dark grey arrow pointing to the right, positioned at the top. Below the arrow, several thin, curved lines in shades of blue and grey sweep downwards and to the right, creating a dynamic, abstract background element.

Standard e: The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;

- ▶ We are providing curbing for the required parking near the proposed building as well as along the east and west rows of truck parking.
- ▶ The only location on the site where curbing will provide a challenge to the development is between the middle two rows of truck parking.



Standard f: The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

- ▶ A. Preserve and enhance present advantages and overcome present handicaps that exist in the city
- ▶ B. Encourage the most appropriate use of land, water, and resources;
- ▶ C. Deal effectively with future problems that may result from the use and development of land;
- ▶ D. Facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services;
- ▶ F. Maintain and protect the



Standard g: The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare;

- ▶ The variance will be doing the opposite:
 - ▶ It will be keeping the fire clearance lane clear;
 - ▶ It will provide better camera view to maintain site security;
 - ▶ It will allow for proper drainage of a brand-new site.



Standard h: The Variance is consistent with the comprehensive plan.

- ▶ As detailed in standard f., the variance promotes several goals and policies of the comprehensive plan.
- ▶ The development proposed is a permitted industrial use going in to an industrially-zoned lot. The development as a whole will meet all code requirements and will enhance the neighborhood and surrounding area.



Questions?

Thank you!