



Legislation Text

File #: 18-1065, Version: 1

ZV 2018-07, Pembroke Place Shopping Center, generally located on the northwest corner of Pines Boulevard and Palm Avenue, zoning variance request. (Dean)

David Taxman, agent for Pembroke Place Plaza, is requesting a variance from Section 155.251 (A) to allow 1,071 parking spaces, instead of the required 1,261 parking spaces at 10181 Pines Boulevard. This request is to allow medical office space. The applicant has provided parking analysis for the entire shopping center based on the current tenant configuration including Renaissance Charter School and the additional outparcels.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2018-07	155.251(A)	1,261 Parking Spaces	1,071 Parking Spaces

Variance Request Details:

ZV 2018-07) to allow 1,071 parking spaces, instead of the required 1,261 parking spaces at 10181 Pines Boulevard.

Code Reference:

Section 155.251 (A)

See attached Amount of Off Street Parking Chart.

Variance Determination:

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building

and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.