



Legislation Text

File #: 19-0954, Version: 1

ZV 2019-02, Southport Pembroke Towers, 2201 N University Drive, variance request. (Dean)

SUMMARY EXPLANATION AND BACKGROUND:

PROJECT DESCRIPTION / BACKGROUND

Mark Rickards, as agent for owner, is requesting a variance to allow 188 parking spaces instead of the required 395 parking spaces for the Pembroke Tower Apartments.

The existing Pembroke Tower building and parking were approved through Broward County as a low income, elderly housing project in 1979. In 2011 the City Commission approved land use, rezoning and plat for the parcel granting an additional 100 units on the parcel.

Currently, Pembroke Tower Apartments consists of one building with 100 age-restricted (62 and over) apartment units with fifty (50) parking spaces. The owners of the existing building, and the adjacent vacant parcel, will be submitting a site plan for a proposed 88 unit, age-restricted (62 and over) building to be incorporated with the existing site for a two (2) building, 188 unit, age-restricted complex.

The requested variance would increase the overall parking ratio to one space (1) per dwelling unit, from the existing one half (1/2) space per dwelling unit.

VARIANCE REQUEST DETAILS:

ZV 2019-02) Allow 188 parking spaces instead the required 395 parking spaces for Pembroke Tower Apartments, an age-restricted (62 and over) rental project.

Code Reference: §155.251 AMOUNT OF OFF-STREET PARKING REQUIRED

(A) Dwelling - multi-family: .2.1 Parking Spaces per unit.

VARIANCE DETERMINATION:

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

1. 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.
2. 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.