



Legislation Text

File #: 21-0912, Version: 1

ZV 2021-10, Proposed Grocer, 11470 Pines Boulevard, variance request (Dean)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Bohler Engineering, as agent for Pembroke Pines 2, LLC, is requesting Zoning Variance #ZV 2021-10 to allow 5% Short-Term Parking spaces (20 spaces) at Best Buy Plaza. 10 spaces would be designated for Proposed Grocer and 10 spaces would be designated to Best Buy.

Proposed Site Plan #SP 2021-05, showing all details of Proposed Grocer, will be heard by the Board later on this agenda.

VARIANCE REQUEST DETAILS:

ZV 2021-10)

§ 155.608 SHORT-TERM PARKING

(A) Short-term parking may be permitted within multi-tenant non-residential shopping centers.

2. Multi-tenant shopping centers, office parks or industrial parks may be allotted up to 1% of the total parking on site to be used for short-term parking space. Short-term parking in a multi-tenant shopping center must be distributed throughout the parking area of the shopping center.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential 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 single-family residential variances, the Board shall follow Section 155.301(O)

Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) 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) 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) 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.