



DEVELOPMENT SERVICES

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ADMINISTRATIVE MEMORANDUM NO. 21-039

TO: Greg Harrison

VIA: David L. Recor, ICMA-CM, Director of Development Services *DR*

VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*

FROM: Jean E. Dolan, AICP, CFM, Principal Planner *JED*

SUBJECT: Scrivener’s Error Correction on Future Land Use and Zoning Map for 540 E. McNab Road (Folio numbers: 494212000302 and 0303)

DATE: April 13, 2021

It has recently come to Staff’s attention that the LM-10 residential land use and RM-20 zoning designation on the property at 540 East McNab Road (an existing and long-time commercial use) does not match the existing use of the property or the County’s land use plan designation of Commercial (Commerce) and thus appears to be a scrivener’s error.

The commercial building currently on the site received a parking variance (#78-53) back in 1978 at which time the paperwork presents the property as having a B-2 zoning designation and by 1981, the commercial building was constructed and has remained in continuous operation since that time.

The City’s land use plan and zoning must be in conformance with the County’s land use plan and the owner of the commercial building is in agreement with this proposed correction of the land use and zoning maps for the property.

Staff is recommending approval of this scrivener’s error correction to both the land use and zoning maps for this property.

CITY OF POMPANO BEACH AERIAL MAP



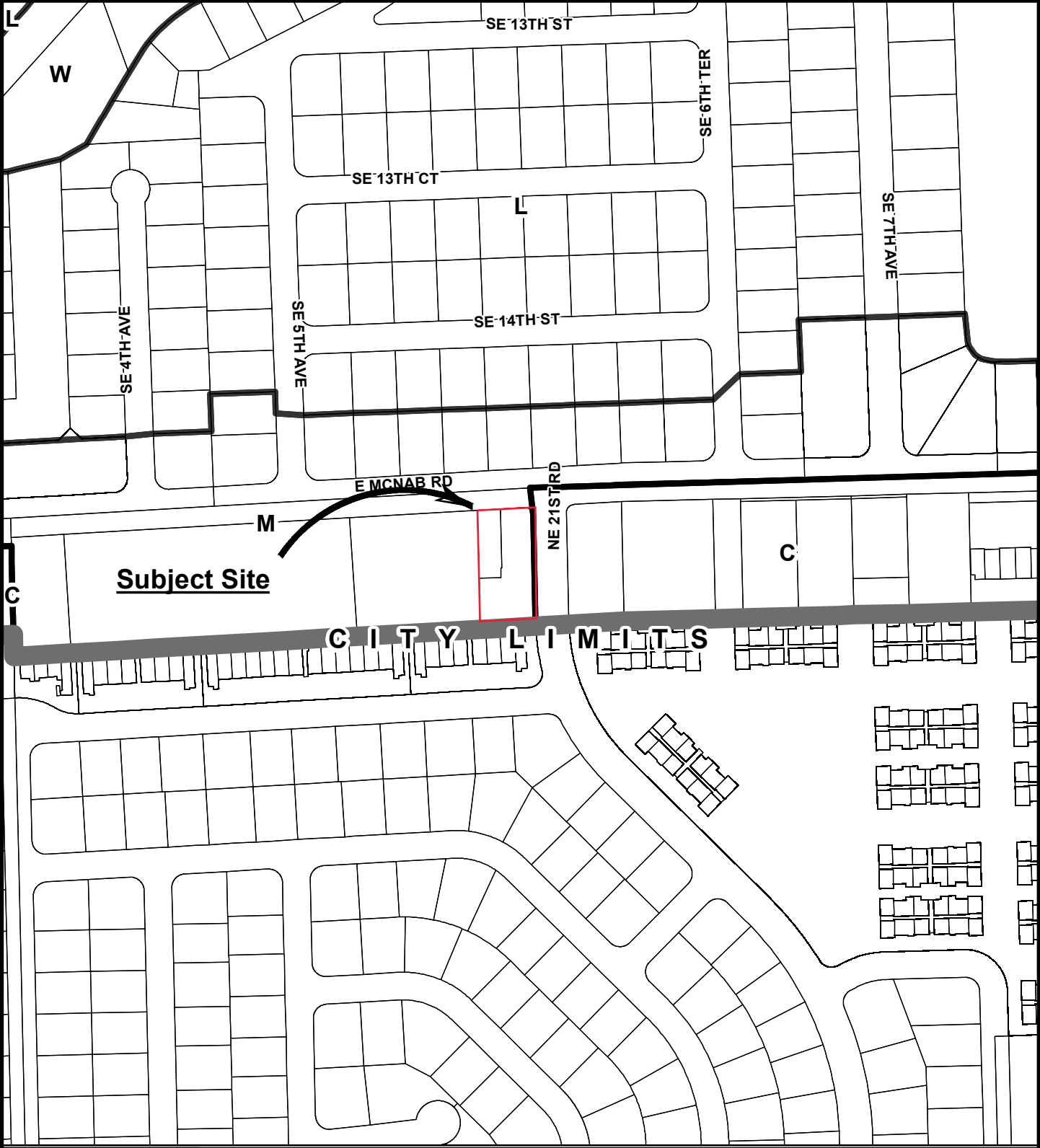
Subject Site

CITY LIMITS

1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



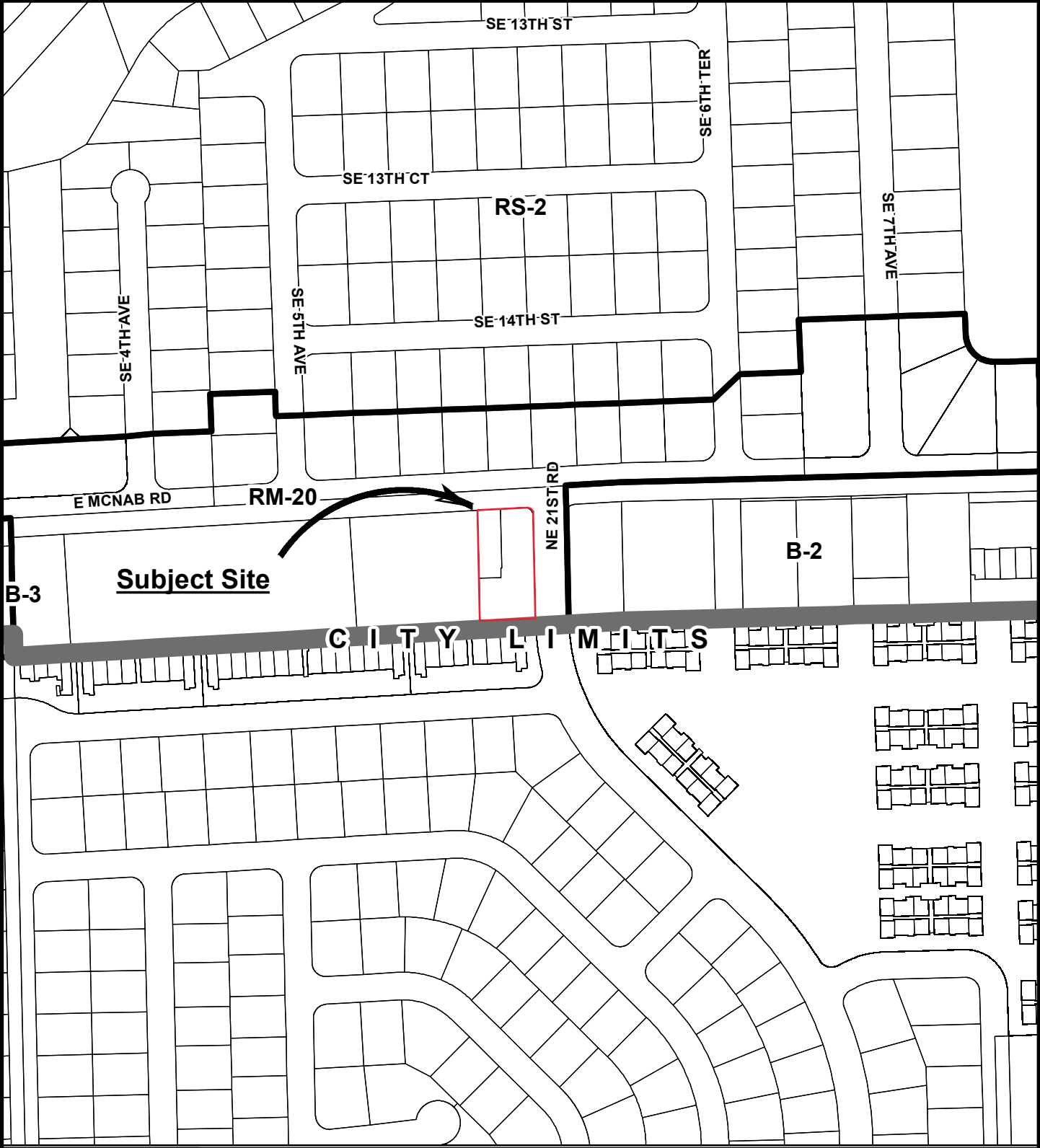
Subject Site

CITY LIMITS

1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



PROCEEDINGS BEFORE THE ZONING BOARD OF APPEALS

CITY OF POMPANO BEACH, FLORIDA

IN RE APPEAL:

APPEAL #78-53

PETER VAN AMERINGEN
1881 N.E. 26th Street
Wilton Manors, Florida

The West 160 feet of the East 260 feet of the North 250 feet (as measured at right angles) of the East three-quarters of the Northeast one-quarter of the Northwest one-quarter of Section 12, Township 49 South, Range 42 East, Broward County, Florida; less the North 35 feet thereof and less the following described parcel:

The West 60 feet of the East 160 feet, as measured at right angles, of the South 215 feet of the North 250 feet, as measured at right angles of the East three-quarters of the Northeast one-quarter of the Northwest one-quarter of Section 12, Township 49 South, Range 42 East, and the external area formed by a 15 foot radius arc which is tangent to the East line of said West 60 feet of the East 160 feet and tangent to the North line of said South 215 feet of the North 250 feet, and the external area formed by a 15 foot radius arc which is tangent to the West line of said West 60 feet of the East 160 feet and tangent to said North line of the South 215 feet of the North 250 feet.

AKA: 540 E. McNab Road ZONED: B-2

THIS IS AN APPEAL FROM THE PROVISIONS OF SECTION 50.45 (2) (a.1)- (PARKING REQUIREMENTS FOR OFFICE BUILDINGS) OF CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA.

PETITIONER:

PETER VAN AMERINGEN

Requests:

A variance be granted in order to provide 29 parking spaces for an office building, rather than 34 parking spaces as required by the Code.

WHEREAS, it appears that special or peculiar circumstances which are not the result of the actions of the petitioner or his representatives affect the land, buildings or structures for which approval is sought, and further, that the denial of the request by the petitioner would deprive the petitioner of the reasonable use of his property; now, therefore, the Zoning Board of Appeals finds that the granting of this request will be in harmony with the general purpose and intent of the Zoning Ordinances of the City of Pompano Beach, Florida, and will make possible the reasonable use of the petitioners property. The Board further finds that to deny the petitioner his request would impose an unreasonable and unnecessary hardship upon the petitioner and that further, the granting of this permission is wholly harmonious and consistent with the best interest of the general public.

IT IS, THEREFORE, ORDERED THAT PERMISSION IS GRANTED TO PETITIONER:

PETER VAN AMERINGEN

To:

Provide 29 parking spaces for an office building on the property in question, rather than 34 parking spaces as required by the Code.

DECISION
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This Approval shall become effective and final seventeen (17) days from the date of passage, during which time the City Commission shall have the authority and power to reverse this decision in accordance with the provisions of Section 226.1 of the City Charter.

In accordance with the provisions of Ordinance No. 75-86, unless otherwise provided by the Zoning Board of Appeals in a specific order, any variance, special exception, temporary permit or other decision of the Zoning Board of Appeals shall expire and become null and void 180 days after said action, unless within said 180 day period a building permit, based upon and incorporating the decision of the Board is issued, or if no building permit is required, a use is commenced pursuant to the decision of the Board.

DONE AND ORDERED this 24th day of August, 1978.



Norman Malcolm

NORMAN MALCOLM
Chairman
Zoning Board of Appeals

lrh
8.29.78