

ADMINISTRATIVE MEMORANDUM NO. 21-080

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: Correction of Zoning Map for 750 East Sample Road
DATE: August 2, 2021

It has recently come to Staff's attention that the line differentiating between the B-3 and B-4 categories on the parcel of land at the southeast corner of Dixie Highway and Sample Road is bisecting 4 buildings. This is not normal zoning practice so staff researched how this zoning line came about and visited the site to determine the most appropriate zoning for the 4 buildings in question.

The site was annexed per House Bill (HB) 1779 on September 15, 2000 and it appears we accepted the zoning district lines that the County had been using up to that point thus resulting in four individual buildings having split zoning designations, B-3 and B-4. Visiting the site showed that these buildings were "purpose-built" for uses which made the appropriate zoning designation obvious. Of the bisected buildings, two are purpose-built for and entirely used for self-storage (a B-4 use); one was purpose-built for contractor's offices or similar uses (a B-4 use) and another was purpose-built with store-fronts which indicates a B-3 zoning is most appropriate. It should be noted that the building with the store-fronts is occupied with all B-3 uses which supports this conclusion.

Staff prepared a PowerPoint presentation (attached) that provide visuals for the above statements.

Staff has determined that this is a simple correction that does not warrant a "rezoning" process, however, given the length of time this property has had this erroneous zoning, the change will be made via Resolution approved by the City Commission to create a record of the date and reasoning behind the correction.

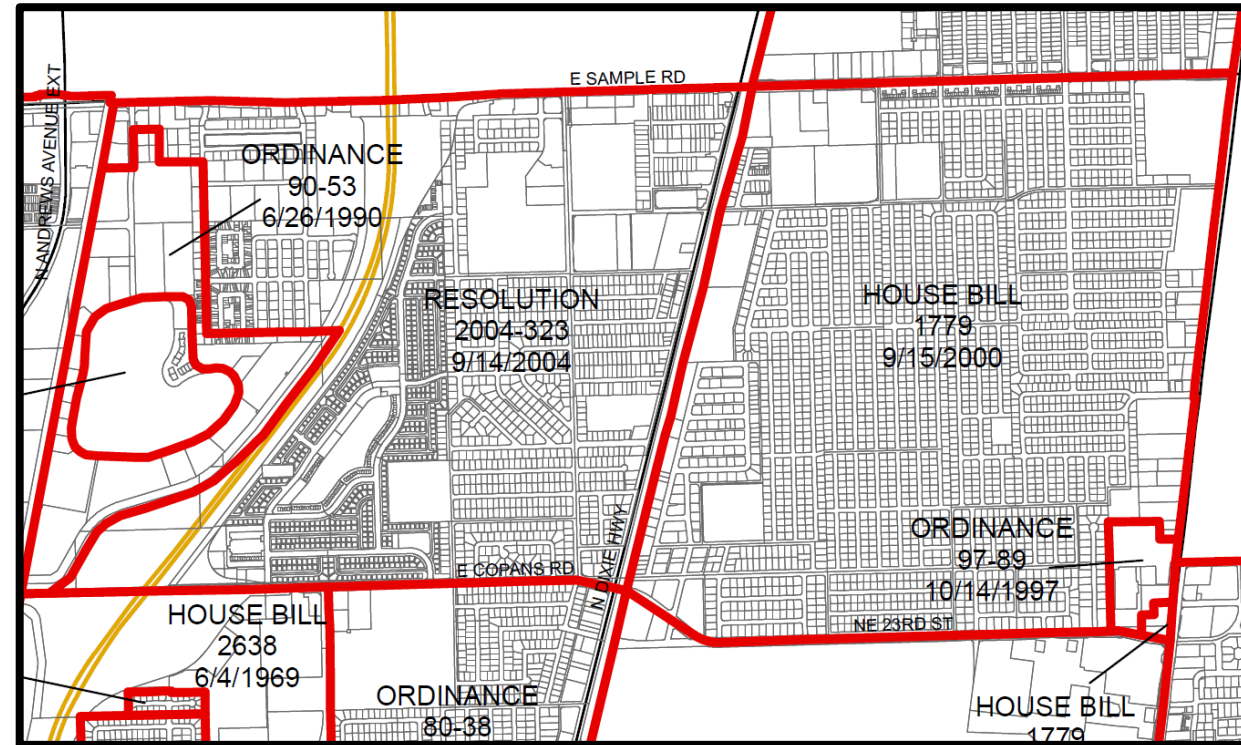
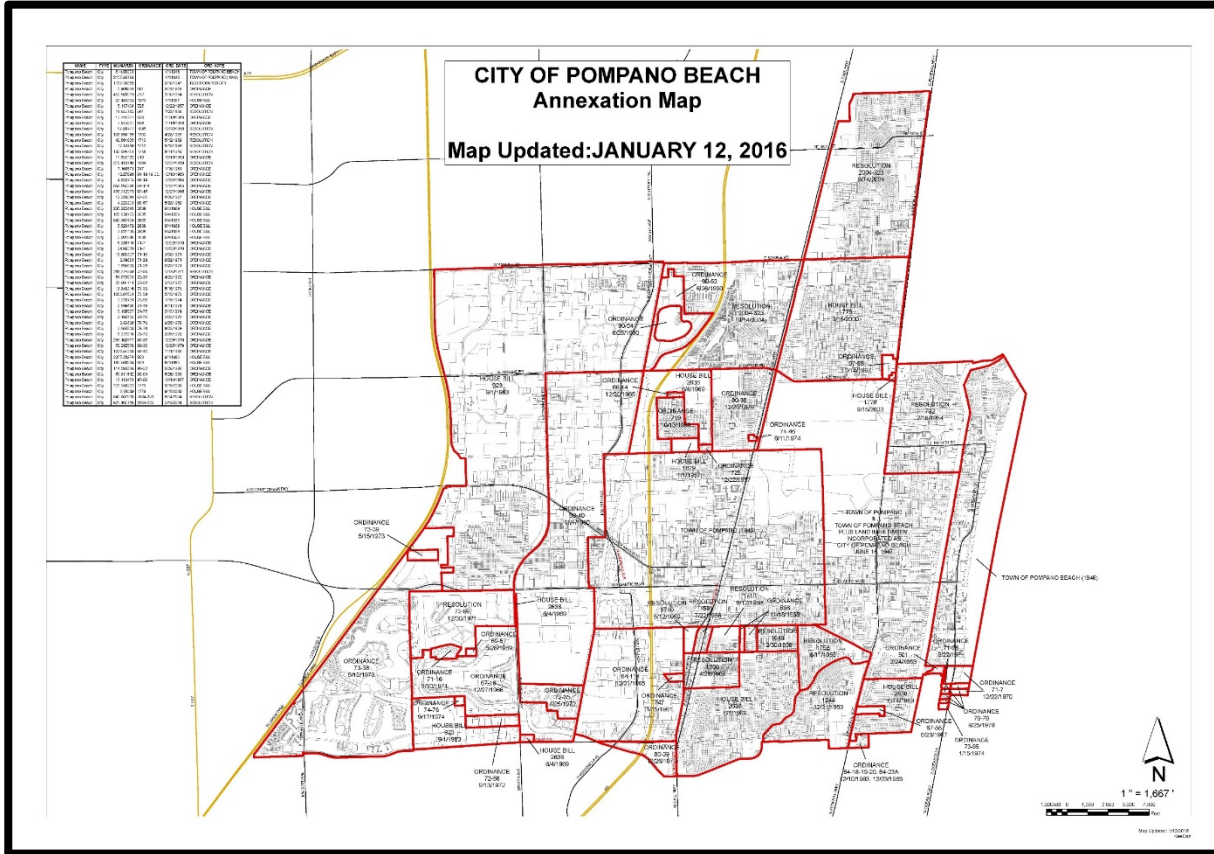



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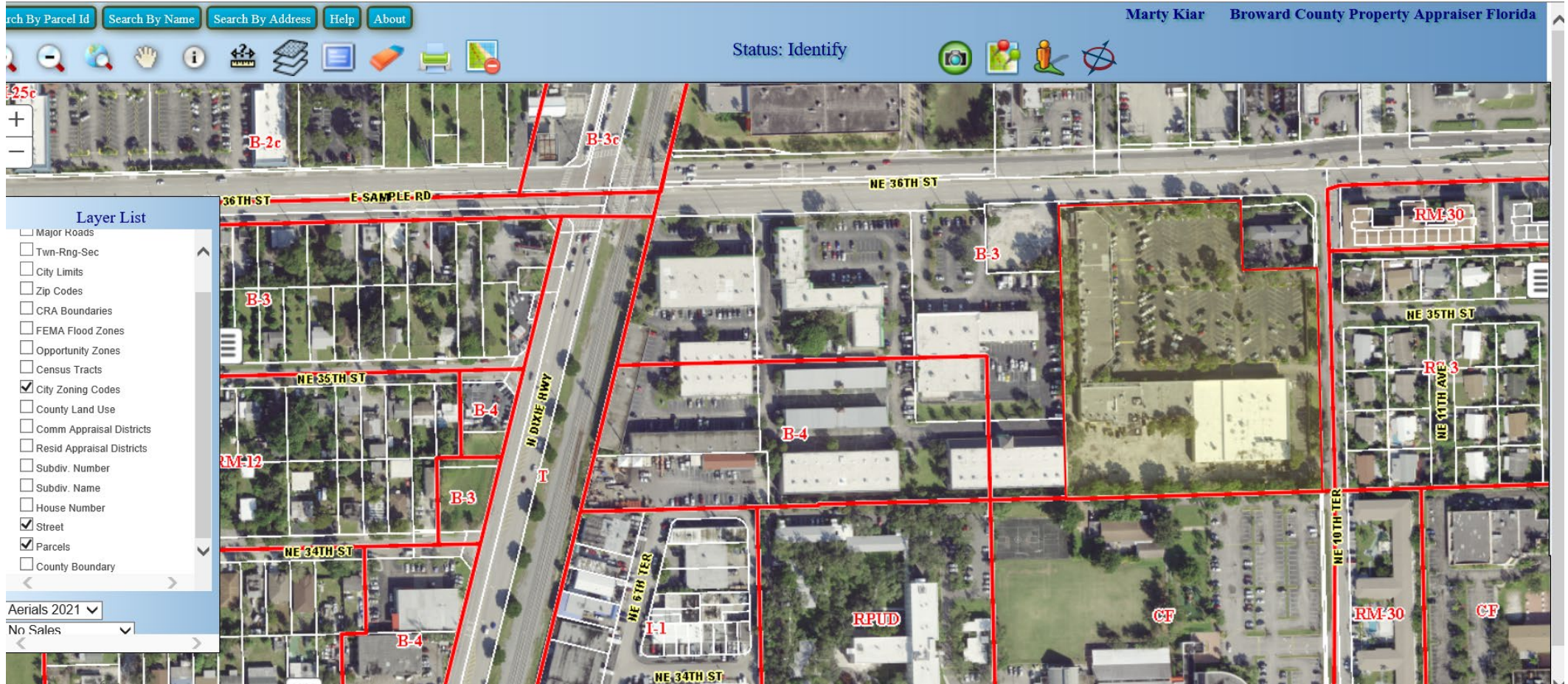
Zoning Map Correction 750 E. Sample Road Staff Presentation



750 E. Sample Road Annexed 9/15/2000



The Zoning District Lines Bisect 4 Buildings



Bisected Buildings 4, 8 and 9-10,



Building 4: No street frontage. Small bays with roll-up doors suitable for contractor's office (B-4 use) or similar. Does have some small B-3 business tenants currently.

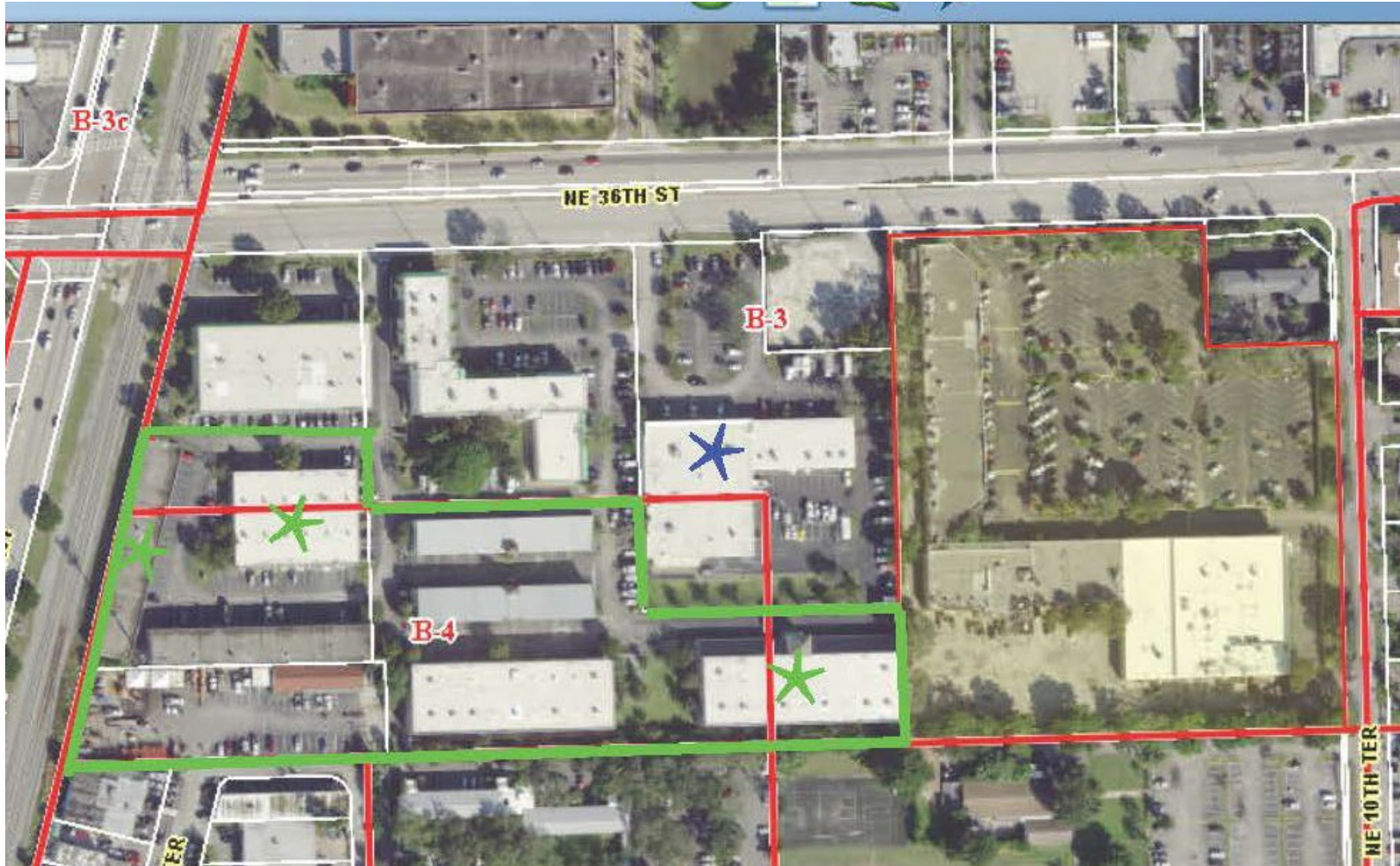


Building 8: No street frontage. Purpose-built for self-storage. 100% used for self storage (B-4 use).



Building 9-10: Frontage on Sample Road. Store front building, not built for storage. No B-4 uses today.

Corrected Zoning Designation Line (Green)



* No street frontage and/or Purpose-Built for Self Storage or Contractor office, B-4 uses. Should all be in B-4 Zoning.

* Purpose-Built with Store Fronts (not for storage), a B-3 use, should all be in B-3 zoning.

Conclusion

- Corrected zoning district line places previously bisected buildings that have no street frontage and/or are purpose-built for self-storage or contractor's office, B-4 uses, into the B-4 category.
- Corrected zoning district line places the entire building with frontage on Sample which was purpose built for storefronts (not storage) into the B-3 category which is consistent with it's design and current uses.