



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Text Amendment Application

Text Amendment

Text Amendment

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, DRC Meetings can only be scheduled when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Text Amendment Application	Pre-Application Meeting with Principal Planner	DRC Review	Recommendation from the Development Services Director	Recommendation by the Planning & Zoning Board	Final Decision by the City Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input checked="" type="checkbox"/> One (1) completed application with original signatures. (pg. 3)
	<input checked="" type="checkbox"/> Proof of ownership (owner's certificate form must be completed by owner). (pg. 4)
	<input checked="" type="checkbox"/> Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	<input checked="" type="checkbox"/> Written Narrative with original Zoning Code language, explanation of need for proposed revision, and a point-by-point response to each Review Standards/ Narratives must be on letterhead, dated, and with author indicated. (Digital copy in WORD)
	<input checked="" type="checkbox"/> Proposed text change in an underlined/strikethrough format showing the changes from the currently adopted code section.
	<input checked="" type="checkbox"/> Legal Description (Digital copy in WORD)



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155.2402. TEXT AMENDMENT

(Below is a summary of Section 155.2402. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

(Each standard **MUST** be addressed in writing)

In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

PROCEDURE

1. Pre-Application Meeting with a Planner.
2. Review and comment by the Development Review Committee.
3. Recommendation by the Development Service Director.
4. Recommendation by the Planning and Zoning Board, following a quasi-judicial hearing.
5. Final decision by the City Commission, following a quasi-judicial public hearing.



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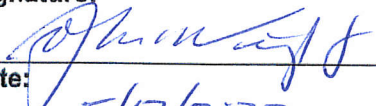
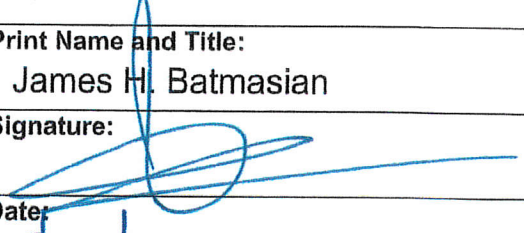
Associated Site Data		
Street Address: 3051 N. Federal Hwy Pompano Beach	Folio Number: 484224140020	Zoning District: B-3
Subdivision: Cresthaven No. 4	Block: Portion Parcel B	Lot:

Applicant's interest in property (Owner, Lessee, Etc): owner

Have any previous applications been filed? Yes ☐ No ☒

If Yes, give date of hearing and finding:

Code Section(s) Amended: 155.4219

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Doumar, Allsworth, et. al.	Business Name (if applicable): NA
Print Name and Title: John Voigt, attorney	Print Name and Title: James H. Batmasian
Signature: 	Signature: 
Date: 5/17/2022	Date: 5/12/2022
Street Address: 1177 SE 3rd Ave.	Street Address: 215 N. Federal Hwy
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33316	Mailing Address City/ State/ Zip: Boca Raton, FL 33432
Phone Number: 954-762-3400	Phone Number: 561-392-8920
Email: jdvoigt@aol.com	Email: reisen@investmentslimited.com
Email of ePlan agent (if different): jrinali@keithteam.com	



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OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: James H. Batmasian
(Print or Type)
Address: 215 N. Federal Highway
Boca Raton, Florida 33432
Phone: 561-392-8920 (Zip Code)
Email address: reisen@investmentslimited.com
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 12 day of MAY, 2022 by means of
☒ physical presence or ☐ online notarization.

Maig Pavlis
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☒ Personally know to me, or
☐ Produced identification:

(Type of Identification Produced)



Maig Pavlis
Notary Public
State of Florida
Comm# GG358428
Expires 7/24/2023