



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

## Text Amendment Application

### Text Amendment

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**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
<b>Text Amendment Application</b>	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:

<b>PAPER</b>	<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 <a href="#">Appendix C - Fee Schedule</a> 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):

<b>ePLAN</b>	<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. <b>(Digital copy in WORD)</b>
	<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 <b>(Digital copy in WORD)</b>



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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.



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

P&Z#: \_\_\_\_\_

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Associated Site Data		
Street Address: 651 SW 6th Street	Folio Number: 494202530010	Zoning District: LAC
Subdivision: John Knox Village, PB 179, Page 186 BCR	Block:	Lot:

Applicant's interest in property (Owner, Lessee, Etc): **Attorney for Owner**

Have any previous applications been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, give date of hearing and finding:
Code Section(s) Amended: <b>155.3507</b>	

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Lochrie & Chakas, P.A.	Business Name (if applicable): John Knox Village of Florida, Inc
Print Name and Title: Andrew J. Schein, Esq.	Print Name and Title: Gerald Stryker, President / CEO
Signature: 	Signature: 
Date: 2/8/2021	Date: 12/14/20
Street Address: 1401 E. Broward Blvd #303	Street Address: 651 SW 6th Street
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33301	Mailing Address City/ State/ Zip: Pompano Beach, FL 33060
Phone Number: 954-617-8919	Phone Number: 954-783-4000
Email: ASchein@lochrielaw.com RLochrie@LochrieLaw.com	Email: gstryker@jkvfl.com
Email of ePlan agent (if different):	



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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: John Knox Village of Florida, Inc - Gerald Stryker  
(Print or Type)  
Address: 651 SW 6th Street  
Pompano Beach, FL 33060  
Phone: 954-783-4000 (Zip Code)  
Email address: gstryker@jkvfl.com  
*[Signature]*  
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 14 day of December 2020 by means of  
 physical presence or  online notarization.

*Mary Sue McDermott*

NOTARY PUBLIC, STATE OF FLORIDA

Mary Sue McDermott

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

Personally know to me, or  
 Produced identification: \_\_\_\_\_  
(Type of Identification Produced)

