



Rezoning Review

Rezoning		
Site Specific	4	Planned Development

DEADLINE: Initial paper submission and fee must be received by 4:00 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, this project will only be added to the DRC Agenda 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
Rezoning	Pre-Application Conference (Required)	DRC Review	P&Z Review	City Commission Review (2 Readings)	Ordinance from 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.

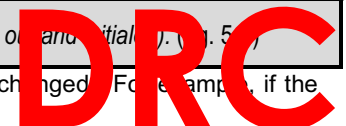
PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input type="checkbox"/>	One (1) completed application with original signatures.(pg. 3)*
	<input type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 4)*
	<input type="checkbox"/>	Electronic Signature Affidavit (unless a 3 rd party digital signature is utilized). See P&Z webpage for instructions .
	<input type="checkbox"/>	Application Fee as established by resolution of the City Commission. See P&Z webpage for amount .

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

Site Specific		Planned Development		
ePLAN	<input type="checkbox"/>	Current survey (with flood information)	<input type="checkbox"/>	Current survey (with flood information)
	<input type="checkbox"/>	Legal Description (Digital copy in WORD)	<input type="checkbox"/>	Legal Description (Digital copy in WORD)
	<input type="checkbox"/>	Location map indicating land use and zoning districts of all abutting properties	<input type="checkbox"/>	Location map indicating land use and zoning districts of all abutting properties
	<input type="checkbox"/>	Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in WORD)*	<input type="checkbox"/>	Written Narrative including existing land use(s), existing zoning district(s), proposed zoning district(s), explanation of need for proposed rezoning, and how the proposed rezoning is compatible with the general plans for the subject area. (Digital copy in WORD)*
	<input type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 5-6)	<input type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out and initialed</i>). (pg. 5-6)

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed. For example, if the property ownership changes, the owner's certificate and application will need to be revised with the city file.





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155.2404. SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING)

(Below is a summary of Section 155.2404. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

- I. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

PROCEDURE

1. Pre-Application Conference with Maggie Barszewski, Planner. (Maggie.Barszewski@copbfl.com or 954-786-7921)
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.

155.2405. PLANNED DEVELOPMENT

(Below is a summary of Section 155.2405. For the complete language, please refer to the Zoning Code)

REVIEW STANDARDS

Applications to rezone to a PD District shall be reviewed based on the following standards:

1. Standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.
2. Section 155.2404.C - Site-Specific Zoning Map Amendment Review Standards

PROCEDURE

1. Pre-Application Conference with Jae Eun Kim, Planner. (JaeEun.Kim@copbfl.com or 954-545-7778)
2. Review 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 two quasi-judicial public hearings





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

Rezoning Application

Rezoning Review

Rezoning			
<input type="checkbox"/> Site Specific		<input checked="" type="checkbox"/> Planned Development	
Street Address: 2629 N. Riverside Drive & 2507 N. Ocean Blvd		Folio Number: 484329051630 & 484329051380	Current Zoning: B-3
Subdivision: Hillsboro Shores-PB 2 Page 39	Block: Portion of 19 and entire Block of 20	Lot: 14-15;19-23	Proposed Zoning: PDI
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If Yes, give date of hearing and finding: LUPA - DRC on 1/20/16	
Date of Pre-Application Conference: 1/5/16			

Site Data		
Project Name: Hillsboro Shores		
Acres: 4.2079 (gross)	Number of units (Residential): 121	Total square feet of the building (Non-Residential): 5,115 SF

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Dunay, Miskel & Backman, LLP	Business Name (if applicable): CG Hillsboro Shores LLC
Print Name and Title: Bonnie Miskel, Esq.	Print Name and Title:
Signature:	Signature:
Date: June 9, 2016	Date: June 9, 2016
Street Address: 14 SE 4th Street-Suite 36	Street Address: 2915 Biscayne Boulevard
Mailing Address City/ State/ Zip: Boca Raton, FL 33436	Mailing Address City/ State/ Zip: Miami, FL 33137
Phone Number: 561-405-3300	Phone Number: 305-747-6408
Email: bmiskel@dmbblaw.com	Email: ari.pearl@gmail.com

Email of ePlan agent (if different): Tara Patton - pattontnt@earthlink.net





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Site Data		
Project Name: Hillsboro Shores		
Acres: 4.2079 (gross)	Number of units (Residential): 121	Total square feet of the building (Non-Residential): 5,115 SF

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Dunay, Miskel & Backman, LLP	Business Name (if applicable): CG Hillsboro Shores LLC
Print Name and Title: Bonnie Miskel, Esq.	Print Name and Title:
Signature: <i>[Handwritten Signature]</i>	Signature:
Date: June 9, 2016	Date: June 9, 2016
Street Address: 14 SE 4th Street-Suite 36	Street Address: 2915 Biscayne Boulevard
Mailing Address City/ State/ Zip: Boca Raton, FL 33436	Mailing Address City/ State/ Zip: Miami, FL 33137
Phone Number: 561-405-3300	Phone Number: 305-747-6408
Email: bmiskel@dmbblaw.com	Email: ari.pearl@gmail.com
Email of ePlan agent (if different): Tara Patton - pattontnt@earthlink.net	





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 for rezoning.

Owner's Name: CG Hillsboro Shores LLC
(Print or Type)

Address: 2915 Biscayne Boulevard-Suite 300
Miami, FL 33137
(Zip Code)

Phone: 305-747-6408

Email address: ari.pearl@gmail.com

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 9 day of June, 2016.

NOTARY PUBLIC, STATE OF ~~FLORIDA~~ New York

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

Personally know to me, or
 Produced identification: *[Signature]*
(Type of Identification Produced)

LOIS HUTTER SANCHEZ
Notary Public, State of New York
No. 01HU5042516
Qualified in Queens County
Commission Expires April 24, 2019



PD PLANS CHECKLIST

*****THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.*****

PD PLAN DRAWN TO ONE (1) INCH EQUALS TWENTY (20) FEET WHERE PRACTICAL AND INCLUDE THE FOLLOWING:

General Information:	
<input type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
<input type="checkbox"/>	A statement of planning objectives for the district.
<input type="checkbox"/>	Legal description of property.
<input type="checkbox"/>	Property lines clearly shown
<input type="checkbox"/>	Computation - Gross acreage
<input type="checkbox"/>	Computation – Net acreage

Master Plan showing the general location of the following:	
<input type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input type="checkbox"/>	All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems
<input type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains
<input type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems
<input type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems
<input type="checkbox"/>	All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management
<input type="checkbox"/>	Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox
<input type="checkbox"/>	The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces

Dimensional Information (may be shown on Master Plan or in a separate document):	
<input type="checkbox"/>	Land area
<input type="checkbox"/>	Types and mix of land uses
<input type="checkbox"/>	Maximum number of residential units (by use type)
<input type="checkbox"/>	Maximum nonresidential floor area (by use type)
<input type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table





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

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Rezoning Application

<input type="checkbox"/>	Proposed Accessory Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Proposed Temporary Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Minimum lot area
<input type="checkbox"/>	Minimum lot width
<input type="checkbox"/>	Maximum impervious surface area
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Maximum individual building size
<input type="checkbox"/>	Minimum and maximum setbacks
<input type="checkbox"/>	Minimum setbacks from adjoining residential development or residential zoning districts

Additional Information:

<input type="checkbox"/>	Modifications of Development Standards
<input type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development
<input type="checkbox"/>	Provisions related to environmental protection and monitoring
<input type="checkbox"/>	Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district
<input type="checkbox"/>	Development Phasing Plan
<input type="checkbox"/>	Conversion Schedule
<input type="checkbox"/>	Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations

DEVELOPMENT STANDARDS PLANS shall include the following (if standards are different than standard Code requirements):

<input type="checkbox"/>	Master Parking Plan*
<input type="checkbox"/>	Alternative Landscaping Plan*
<input type="checkbox"/>	Alternative Screening Plan*
<input type="checkbox"/>	Master Fencing Plan*
<input type="checkbox"/>	Master Lighting Plan*
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points*

*Mark checklist n/a if not applicable.

Submissions to the City Commission may require additional sets of drawings and documents.