



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

**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 checked="" type="checkbox"/>	One (1) completed application with original signatures.(pg. 3)*
<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 4)*
<input checked="" type="checkbox"/>	Electronic Signature Affidavit (unless a 3 <sup>rd</sup> party digital signature is utilized). See P&Z webpage for <a href="#">instructions</a> .
<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):

	Site Specific	Planned Development
ePLAN	<input type="checkbox"/> Current survey (with flood information)	<input checked="" type="checkbox"/> Current survey (with flood information)
	<input type="checkbox"/> Legal Description ( <b>Digital copy in WORD</b> )	<input checked="" type="checkbox"/> Legal Description ( <b>Digital copy in WORD</b> )
	<input type="checkbox"/> Location map indicating land use and zoning districts of all abutting properties	<input checked="" 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. ( <b>Digital copy in WORD</b> )*	<input checked="" 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. ( <b>Digital copy in WORD</b> )*
		<input checked="" type="checkbox"/> Narrative shall include a point-by-point response of how the project complies with the general purposes of planned developments listed in 155.3601.A. ( <b>Digital copy in WORD</b> )*
<input type="checkbox"/> Completed Plans Checklist ( <i>this must be filled out and initialed</i> ). (pg. 1)	<input checked="" 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.



Rezoning Review

Rezoning
Site Specific
Planned Development

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 Planner. (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)

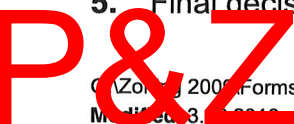
REVIEW STANDARDS

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 Planner. (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.





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## Rezoning Application

### Rezoning Review

Rezoning			
<input type="checkbox"/> Site Specific		<input checked="" type="checkbox"/> Planned Development	
Street Address: 1590 N Federal Highway (add'l attached)		Folio Number: 484330160080	Current Zoning: PDI / RD-1
Subdivision: See Legal (multiple)	Block:	See attached for add'l folio numbers	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: 2020-21 Rezoning, Site Plan	
Date of Pre-Application Conference:			

Site Data			
Project Name: Hidden Harbour (Mixed-Use Component Only)			
Acres: 2.86	Number of units (Residential): 300	Total square feet of the building (Non-Residential):	Minimum 10,000 sq. ft. (Mixed Use Component)

Owner's Representative or Agent		Landowner (Owner of Record)	
Business Name (if applicable): Bercow Radell Fernandez Larkin & Tapanes PLLC		Business Name (if applicable): HTG AMP Harbourside, LLC	
Print Name and Title: Graham Penn		Print Name and Title: Matthew Rieger, Manager of HTG Harbourside Manager, LLC, which is the Managing Member of HTG AMP Harbourside, LLC	
Signature: 		Signature: 	
Date: 9/28/21		Date: September 28, 2021	
Street Address: 200 S Biscayne Blvd., Suite 300		Street Address: 3325 Aviation Avenue, 6th Floor	
Mailing Address City/ State/ Zip: Miami, FL 33131		Mailing Address City/ State/ Zip: Coconut Grove, FL 33133	
Phone Number: 305-374-5300		Phone Number: (305) 860-8188	
Email: gpenn@brzoninglaw.com		Email: mattr@htgf.com	
Email of ePlan agent (if different):			

**P&Z**



### PD Application Forms -- Sturner - signed.pdf

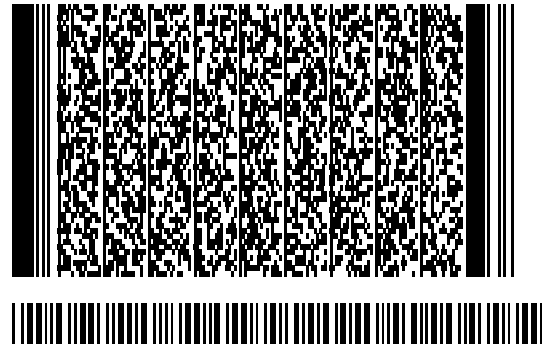
DocVerify ID: FAB91416-3598-479E-976F-80406CD6D3AE  
Created: September 28, 2021 07:47:54 -8:00  
Pages: 7  
Electronic Notary: Yes / State: FL

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#### E-Signature Summary

**E-Signature Notary: Diana Ramos (dra)**  
September 28, 2021 07:50:41 -8:00 [21E7DA4935E8] [162.244.152.118]  
dramos@brzoninglaw.com



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# P&Z

PZ21-13000006





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

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

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**Rezoning Application**

**Rezoning Review**

Rezoning			
<input type="checkbox"/> Site Specific	<input checked="" type="checkbox"/> Planned Development		
Street Address: 1590 N Federal Highway (add'l attached)		Folio Number: 484330160080	Current Zoning: PDI
Subdivision: See Legal (multiple)	Block:	See attached for add'l folio numbers	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: 2020-21 Rezoning, Site Plan	
Date of Pre-Application Conference:			

Site Data			
Project Name: Hidden Harbour (Mixed-Use Component Only)			
Acres: 2.86	Number of units (Residential): 300	Total square feet of the building (Non-Residential):	Minimum 10,000 sq. ft. (Mixed Use Component)

		Landowner (Owner of Record)	
Business Name (if applicable): Bercow Radell Fernandez Larkin & Tapanes PLLC		Business Name (if applicable): AMP IV-Hidden Harbour, LLC	
Print Name and Title: Graham Penn		Print Name and Title: Andrew Stumer, Authorized Person	
Signature: 		Signature: DocuSigned by:  A1321A6E058243B...	
Date: 09/28/2021		Date: 09/28/2021	
Street Address: 200 S Biscayne Blvd., Suite 300		Street Address: 3000 W. SR 84	
Mailing Address City/ State/ Zip: Miami, FL 33131		Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33312	
Phone Number: 305-374-5300		Phone Number:	
Email: gpenn@brzoninglaw.com		Email: asturner@aquamarinepartners.com	
Email of ePlan agent (if different):			

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Rezoning Application

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: HTG AMP Harbourside, LLC
(Print or Type)

Address: 3225 Aviation Avenue, 6th Floor
Coconut Grove Florida 33133
(Zip Code)

Phone: 305 860 8188

Email address: mattr@htgf.com

Matthew Rieger, Manager of HTG Harbourside Manager, LLC, which is the Managing Member of HTG AMP Harbourside, LLC

SWORN AND SUBSCRIBED before me this 28th day of September, 2021.

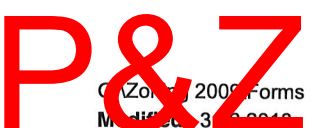
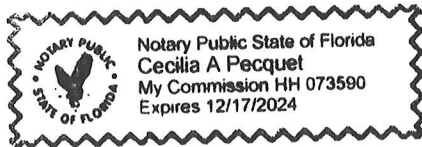
Cecilia A. Pecquet (handwritten signature)

NOTARY PUBLIC, STATE OF FLORIDA

Cecilia A. Pecquet (handwritten signature)

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

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





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

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# Rezoning Application

## 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:** AMP IV-Hidden Harbour, LLC  
(Print or Type)

**Address:** 3000 W. SR 84  
Fort Lauderdale, FL 33312  
**(Zip Code)**

**Phone:** \_\_\_\_\_

**Email address:** asturner@aquamarinepartners.com  
DocuSigned by:  
Andy Sturner  
A1321746E058243B...  
**(Signature of Owner or Authorized Official)**

**SWORN AND SUBSCRIBED** before me this 28th day of September, 2021.

**NOTARY PUBLIC, STATE OF FLORIDA**

Diana Ramos

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

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



2021/09/28 07:47:54 -8:00

# P&Z





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**PD PLANS CHECKLIST**

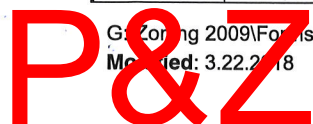
**\*\*\*THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.\*\*\***

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

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

Master Plan showing the general location of the following:	
<input checked="" type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input checked="" type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input checked="" 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 checked="" type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains
<input checked="" type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems
<input checked="" type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems
<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Land area
<input checked="" type="checkbox"/>	Types and mix of land uses
<input checked="" type="checkbox"/>	Maximum number of residential units (by use type)
<input checked="" type="checkbox"/>	Maximum nonresidential floor area (by use type)
<input checked="" type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table







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

Additional Information:	
<input checked="" type="checkbox"/>	Modifications of Development Standards
<input checked="" type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development
<input checked="" type="checkbox"/>	Provisions related to environmental protection and monitoring
<input checked="" 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 checked="" 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 checked="" 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.**

**All Impacted Folio Numbers and Addresses – Hidden Harbour PD-I Mixed-Use Component:**

484330160080 -- 1590 N. Federal Highway

484330160090 -- 1580 N. Federal Highway

484330160100 -- 1550 N. Federal Highway

484330160110 -- 1540 N. Federal Highway

484330160120 -- 1530 N. Federal Highway

484330160130 -- 1500 N. Federal Highway

484330160140

484330160141

484330160160 -- 1490 N. Federal Highway

484330160161

484330160040 -- 2300 NE 16 Street

484330050040 – 2351 NE 16 Street

484330050050 -- NE 16 Street (No Assigned Number)

**LAND DESCRIPTION – MIXED-USE PORTION OF HIDDEN HARBOUR PD-I AS PROPOSED TO BE AMENDED:**

(Parcel 1B)

Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the South 1/2 of the vacated N.E. 15th Street, lying North of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, as vacated by Ordinance No. 2000-14 recorded November 18, 1999 in Official Records Book 30028, Page 2011, of said Public Records.

(Parcel 1D)

Lots 1, 2, 6, 7 and 8, in Block 1; and all of Tract "A" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida;

Together with the North 1/2 of the vacated N.E. 15th Street, lying South of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(Parcel 1F)

Lots 3 and 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(Parcel 2)

Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the public records of Broward County, Florida.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 124,463 square feet (2.8573 acres) more or less.

